

Covenants and Restrictions

1. These Covenants and Restrictions are made covenants running with the land and shall be binding on all lot owners, their heirs, devisees or assigns for a period of thirty (30) years from the date hereof.
2. No commercial business shall be conducted on any tract.
3. Minimum living space shall be as follows:
 - a. Single-story dwelling shall have a minimum floor space of 1,000 square feet
 - b. Two-story dwelling must have a minimum floor space of 1,500 square feet
4. Any further subdivision of these tracts must be in accordance with Franklin County requirements. Any tracts created by re-subdivision shall be subject to these Covenants and Restrictions.
5. No noxious animals, i.e., pig, commercial poultry or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become obnoxious, a nuisance or a health hazard to the neighborhood. This does not prevent having horses, cattle or other such livestock. Also, this provision shall not prevent a property owner from raising chickens or other fowl for domestic consumption.
6. No structure of a temporary character, trailer, single-wide, double-wide, triple-wide or manufactured home built on a steel frame, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a permanent residence. Such structures may be used as a temporary dwelling for not more than six (6) months. Systems built off frame modular homes are acceptable as long as they meet the minimum square footage requirements.
7. No residence shall have exposed concrete, cinder or masonry foundation extend above finish grade so as to be visible from an adjoining property.
8. Trash, garbage or other waste shall not be kept except in sanitary containers. No tractor-trailers, non-operating vehicles or unlicensed automobiles, unused objects or apparatus, or clutter of any kind shall be permitted to remain on any parcel or any portion thereof.
9. Should any proceeding at law or in equity decree that any one or part of any one of the foregoing Covenants and Restrictions is declared invalid, the same will not invalidate all or any part of the remaining Covenants and Restrictions.

BUYER ACKNOWLEDGMENT:

BUYER

DATE

BUYER

DATE