

Exhibit A

1. The Property shall be used for residential purposes only, and not more than one family will be permitted to reside on the Property.
2. No manufactured house shall be placed on the Property except for a manufactured house which is (a) issued on or before 10 (ten) years prior to the date of installation, (b) fixed to a permanent foundation and/or underpinned within thirty days of placement on the Property, and (c) intended exclusively for use as a single-family residence. No part of the Property shall be used for the leasing of parking spaces for recreational vehicles or mobile homes.
3. One (1) travel trailer or recreational vehicle may be used temporarily as a residence on the Property during construction of a permanent residence for not more than twelve (12) months.
4. Accumulation of rubbish or debris of any kind on the Property is strictly prohibited. No lumber, metals, bulk materials or scrap or refuse or trash shall be kept, stored or allowed to accumulate on any part of the Property, except within an enclosed structure which keeps such materials entirely screened from view along public thoroughfares and adjacent properties.
5. No part of the Property shall be used, sold and/or leased for a landfill, garbage dump, junkyard, or salvage yard.
6. No noxious or offensive activity shall be conducted or undertaken on the Property, nor shall anything be done on the Property which is or may become an annoyance or nuisance to any surrounding or adjacent parcel or tract of real property.
7. No part of the Property shall be used as a commercial feed lot or to keep or raise any animals, livestock, or poultry for commercial purposes.
8. No lot shall be further subdivided and separated into smaller lots, and no portion less than all of any such lot shall be conveyed or transferred, provided, however, that this provision shall not prohibit deeds of correction or deeds to resolve boundary line disputes and similar corrective instruments.
9. No building shall be located closer than thirty-five (35) feet to the front lot line or closer than fifteen (15) feet to any side lot line.
10. No cesspool or other individual sewage system shall be installed or used on a lot other than a septic tank or similar improved sanitary method of sewage disposal meeting the

requirements of the proper governmental authorities. The drainage of septic tanks into any road, ditch, or surface easement, either directly or indirectly, is prohibited. No condition will continue to exist that causes unpleasant noxious odors caused by the neglect, or willful action of any owner in this subdivision.

11. Any motor vehicle under repair or inoperable may not be parked on any roadway, driveway, or other easement. When said vehicles are parked on the Property, such motor vehicles must be hidden by walls, fences, or foliage so as to prevent visibility of the vehicle from the roadways or other properties.

12. No structure shall be constructed on easements that exist for utilities, pipelines or other purposes. Property owner must provide access to the subject easements as requested by utility companies.