

**The following restrictions and covenants shall run with the land and be binding upon all future owners of said land.**

1. No house or residence shall be constructed thereon having less than one-thousand two hundred (1,200) square feet of heated floor area.
2. A setback of five (5) feet shall be required from property line and ten (10) feet from beginning of road right-of-way.
3. No permanent outside toilet facility or any type of outdoor privy will be used or maintained on said lot.
4. No one will be permitted to have a junk car or junk trash, garbage, or scrap accumulation on said lots. Any vehicle unlicensed in the current year will be considered a junk car.
5. Double wide mobile homes and modular homes are permitted but must be placed on a permanent foundation and must be a minimum of 1,200 square feet of heated floor area. Single wide mobile homes are not permitted.
6. No concrete block, used in the foundation or elsewhere, in the construction of any building erected on the lots shall be permitted to be visible above the ground level.
7. Camping on the property will be allowed only during construction of the home and shall not exceed a period of six (6) months total.
8. Any home destroyed by fire shall be cleaned up within six (6) months.