



3. All residence buildings shall be constructed of new materials and built on the site only. Exposed exterior wall area, exclusive of doors, windows and gable area, shall be 50% masonry or masonry veneer. Masonry material shall be of quality and appearance equal or superior to standard clay or shale, common brick, color pigment Portland Cement Brick or quarried stone. Exterior wall material, exclusive of the required masonry area, shall be of standard construction material selected and designed to add to the architectural appearance of the building.
4. Secondary structures such as detached garages, barns, horse stalls or corrals must be constructed of all new materials on the site. No existing structure or part of a structure shall be permitted to be moved upon the property. Exterior walls of all secondary structures shall be of standard construction material commonly used for the purposes for which they are intended, and such secondary structure shall be designed and built to conform with the existing residence structures in close proximity therewith.
5. All fences shall be constructed of all new materials in conformity with generally accepted standards for the construction of fences.
6. No structure of a temporary character, whether modular home, mobile home, trailer, basement, tent, shack, garage, barn or other outbuilding shall be allowed on the premises at any time and shall not be used as a residence, either temporarily or permanently.
7. Construction of new buildings only shall be permitted, whether primary or secondary structures. It is the express intention of this covenant to prohibit the moving in of any existing building or part of a building onto any tract and remodeling or converting the same into a dwelling or secondary structure anywhere on the said 202.440 acre tract.
8. No individual sewage disposal system shall be permitted on any tract unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the State Department of Public Health. Approval of such system as installed shall be obtained from such authority.
9. No tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
10. No dismantled, discarded or unregistered vehicles shall be kept on the premises at any time.
11. Trucks with tonnage in excess of one ton shall not be permitted to park on roads, driveways or individual tracts overnight, and no vehicle of any size which normally transports inflammable or explosive cargo may be kept on this property at any time.
12. No business shall be operated on said premises which shall produce offensive odors or noise (except a small number of horses or cattle) or tend to pollute the atmosphere, such as cattle feed lots, slaughter pens, rock crushing operations, or any other type of operations that may produce excessive amounts of smoke, dust or offensive odors which would be offensive and constitute a nuisance to normal residential uses.
13. No building shall be located, erected or altered such that any part of the building shall be within fifty (50) feet of a boundary line or road.
14. No tract may be subdivided into less than five (5) acres and not more than one (1) dwelling may be built on each 5 acre tract.





