

Bennett Lane Tracts 1-3

DEED RESTRICTIONS

The following restrictions will be placed on the Property and shall be included in the deed at Closing.

- a. The Property shall be used for residential and Agricultural use purposes only, provided that non-commercial agricultural use shall be permitted subject to the restrictions hereunder.
- b. Only one Single Family Residence (which may be referred to herein as the "main Residence") shall be permitted on a Tract, and no more than four (4) other Buildings shall be permitted on a Tract.
- c. The main Residence shall be erected containing no less than 2,000 square feet of air conditioned and heated area, exclusive of open porches, garages, and breezeways. The exterior construction of the main Residence on any Tract shall be constructed of 80% masonry construction. The term "masonry" includes without limitation brick, stone, granite, marble, cast stone, stucco or masonry siding. The main Residence must have a minimum of a two (2) car enclosed garage.
- d. All Buildings and fencing will be of new materials only.
- e. No mobile or modular buildings, mobile or modular homes, or mobile or modular Residence of any kind shall be placed or maintained on any Tract. The main Residence and all Outbuildings are to be site built only.
- f. No junkyards, salvage yards, or dumping grounds for rubbish, trash, or debris.
- g. No commercial businesses.
- h. Minimum set back lines on the front of any Tract shall be 50 feet measured from the front property line.
- i. Minimum set back lines on the sides of any Tract shall be 25 feet measured from the side property line(s).
- j. No radio towers or antennas over 25 feet in height.
- k. No noxious or offensive activity shall be carried on the Property, nor shall anything be done thereon which would be illegal, an annoyance or nuisance to any owner(s) of adjoining property. This includes but is not limited to motor cross tracks, gun ranges, lighted outdoor arenas, public or private.
- l. Outbuildings must be built simultaneously or after construction of the main Residence.
- m. No inoperable Vehicle can be stored outdoors.
- n. Campers, trailers, and RVs must be stored behind the main Residence. In no event can a camper, trailer or RV be stored on any Tract until the main Residence is completed on the Tract.
- o. One of the Outbuildings may be a guest home. The guest home must be the same construction as the main Residence. The guest home must be built North of the main Residence, and simultaneously or after construction of the main Residence. The guest home cannot be larger than one-half (1/2) of the livable square footage of the main Residence (excludes porches and garages).

Definitions

"Building" means a Residence, Outbuilding or any other structure. "Outbuilding" means a building (other than a Residence), including without limitation a garage, barn, shed, lean-to, pool house, or shed. "Residence" means a detached building designed for and used as a dwelling by a Single Family. "Single Family" means a group of individuals related by blood, adoption, or marriage or a number of unrelated roommates not exceeding the number of bedrooms in a Residence. "Vehicle" means any automobile, truck, motorcycle, boat, trailer, or other wheeled conveyance, whether self-propelled or towed.