

- 3. No trailer or mobile home, basement, tent, shack, garage, barn or other building erected on said property shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- 4. This property shall be used only for residential purposes, and no type commercial trade or activities shall be permitted at any time.
- 5. The residence, or if more than one residence be built on this property, then each residence shall contain in the ground floor living area of the main structure, exclusive of one-story open porches and garages, the following: Two thousand (2000) square feet for one-story structures and for two-story structures, ground floor area of eighteen hundred (1800) square feet, and a second-story area of four hundred (400) square feet. No concrete blocks or imitation type construction material shall be used in said structures so as to be visible from the outside of said structures. No dwelling shall be permitted on this property at a cost of less than thirty-five thousand (\$35,000.00) dollars exclusive of any land or lot cost, based upon cost levels prevailing on the date this property contract is executed. It being the intention and purpose herein to assure that all dwellings shall be of a quality of workmanship and material substantially the same or better than that which can be produced on the date this contract is executed, at the minimum cost stated herein for the minimum permitted dwelling size.
- 6. Invalidation of any one of these covenants by judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS our hands and seals this 11th day of MAY, 1981.

In the presence of:

Burt O. Cross, Jr.
Clara J. Kelly

Jenk's, Inc.
 By: [Signature] (Seller)
 President
 By: [Signature] (Seller)
 Secretary
[Signature] (Purchaser)
[Signature] (Purchaser)

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