

0348

The premises herein conveyed are subject to the following restrictions:

1. This property shall be used solely and exclusively for single family residential and/or agricultural purposes. No residence or mobile home shall be erected, placed or maintained on a lot less than two (2) acres in area.
2. Mobile homes are permitted, however, any mobile home must be underpinned on the front, sides and rear, and such underpinning must be approved in writing by the grantor, his heirs or assigns, as owner or owners.
3. The minimum floor area of any dwelling, exclusive of open porches and garages, located on any tract affected by these restrictions shall not be less than 1,000 square feet of heated floor space. Provided, however, that mobile homes may have less than 1,000 square feet of heated floor space but must comply with the above restriction No. 2 as to required underpinning.
4. No noxious or offensive trade or activity shall be carried on upon any tract; nor shall anything be done thereon which may be, or become any annoyance or nuisance to the neighborhood. Nor shall any commercial or business activity of any nature or kind be located or conducted on any tract in this development.
5. No house, building or mobile home shall be built or placed within one hundred (100) feet of any road or street.
6. No inoperative motor vehicle or tractor of any type shall be parked or left standing on any tract for longer than thirty (30) days; however, it shall be permitted if any such vehicle is enclosed in a building.
7. Invalidaton of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

RECORDED JAN 22 1982

at 1:12 P.M.

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