

## RESTRICTIONS

THE HEREINAFOVE DESCRIBED PROPERTY IS RESTRICTED AND SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH SHALL BE APPURTENANT TO AND RUN WITH THE LAND:

(1) NO DWELLINGS SHALL BE ERECTED AND MAINTAINED OTHER THAN ONE SINGLE FAMILY DWELLING ON EACH TRACT AND BUILDINGS NORMALLY APPURTENANT THERETO, WHICH MUST MATCH DWELLING. I.e. ROOF & SIDING

(2) THE PROPERTY SHALL NOT BE SUBDIVIDED.

(3) NO COMMERCIAL BUSINESSES OR VENTURES SHALL BE CONDUCTED ON THE PROPERTY.

(4) ANY DWELLING MUST CONTAIN A MINIMUM OF 1,500 SQUARE FEET OF HEATED, LIVING SPACE, EXCLUSIVE OF PORCHES, GARAGES AND UNFINISHED BASEMENTS.

(5) THERE SHALL BE NO OUTSIDE TOILETS.

(6) ALL BUILDINGS WILL BE UNDERPINNED WITH A MASONRY FOUNDATION.

(7) NO LOT SHALL BE USED OR PERMITTED TO BE USED FOR A DUMPING GROUND FOR GARBAGE, TRASH, RUBBISH OR ANY OTHER WASTE MATERIALS. ALL GARBAGE, ETC., WILL BE DISPOSED OF IN A CLEAN AND SANITARY MANNER.

(8) OWNER WILL BE RESPONSIBLE FOR KEEPING THE LOT FREE OF ALL UNSIGHTLY MATERIALS, INCLUDING JUNK OR ABANDONED AUTOS, OR BECOME OVERGROWN WITH WEEDS OR UNDERBRUSH.

(9) NO STRUCTURES SHALL BE CONSTRUCTED CLOSER THAN 25 FEET TO THE ROAD RIGHTS-OF-WAY.

(10) NO (SINGLE WIDE) MOBILE HOMES ALLOWED.

(11) NO LIVESTOCK OR POULTRY SHALL BE KEPT OR RAISED ON THE PROPERTY EXCEPT HOUSEHOLD PETS WHICH SHALL NOT NUMBER MORE THAN THREE. COUNTY LEASE LAWS SHALL BE STRICTLY ADHERED TO.

THESE RESTRICTIVE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

INVALIDATION OF ANY ONE OF THESE RESTRICTIVE COVENANTS BY JUDGMENT OR COURT ORDER WILL NOT AFFECT ANY OF THE OTHER PROVISIONS HEREOF, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IF THE GRANTEE, OR ANY PARTY OR PARTIES CLAIMING THEREUNDER, SHALL VIOLATE THE COVENANTS OR RESTRICTIONS HEREIN PROVIDED, IT SHALL BE LAWFUL FOR GRANTORS, THEIR HEIRS AND ASSIGNS TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS OR CONDITIONS; AND EITHER TO PREVENT HIM OR THEM FROM SO DOING, OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION INCLUDING REASONABLE ATTORNEY'S FEE.

EXHIBIT

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