

4739 Creamer Creek Rd, La Grange

Legal Description: ABS A015 BERRY D, +/-100 ACRES OUT OF 118.64 ACRES, HSE, BARN, FARM BLG.

#### RESTRICTIONS FOR PROPERTY

The above-described property shall be impressed with the following restrictions and covenants running with the title and said land, to-wit:

- The property shall be used solely for private family residential purposes and/or agricultural use, as is hereinafter restricted. No professional business or commercial activity shall be conducted upon the property except an owner may conduct business activities within a residence as long as: (i) the existence or operation of the business activity is not apparent or detectable by sight, (ii) the business activity is consistent with the residential character of the property and does not create a nuisances, or a hazardous or offensive use, or threaten the security or safety of the neighboring properties.
- No mobile home, modular home or any other type of prefabricated home shall be located on the property.
- The property may not be subdivided into multiple tracts of land.
- Excavation of any materials shall be limited to landscaping, construction of buildings or driveways on the property. It is expressly understood that no commercial mining or excavation of gravel is permitted.
- Each residence constructed on the property shall contain no less than 1,400 square feet of enclosed and air-conditioned living area, exclusive of the garage area, porches, terraces, patios, driveways, and carports.
- Any residence and/or other permanent structures constructed are to be completed within one (1) year from the commencement of the construction. Temporary facilities such as travel trailers and motor homes may be utilized during the construction period. However, in no event shall any such temporary facility be allowed to remain on the

property longer than one (1) year. This one (1) year period shall be cumulative in nature.

- Following the completion of construction all temporary facilities such as travel trailers and motor homes may be stored upon the property so long as they are not used as a residence and are stored in a detachable garage or similar structure of good condition.
- Outbuildings used in conjunction with residential use of the property is permitted. All outbuildings, including detached garages, workshops and barns must be of good construction, kept in good repair and not used for residential purposes.
- No structure shall be erected on the property closer than 900 feet (900') from any public street or roadway, or closer than 100 feet (100') from any property line.
- The owner of the property shall be responsible for the maintenance and painting. No refuse pile, unused or abandoned motor vehicles, trailers or other unsightly objects shall be allowed to remain anywhere on the property.
- No commercial signs advertising the name of a commercial enterprise shall be located on the property.
- In the event of the sale of the property, one (1) for sale sign, said sign being no more than six (6) square feet in size, may be located on the property.
- No obnoxious or offensive activity shall be allowed or carried on, upon or from the property, nor shall any activity be allowed or conducted upon the property that would be a nuisance to the owners of adjoining lands.
- Except as restricted by these provisions, farming and ranching operations, including the raising of cattle and livestock, shall be permitted, provided however no commercial feedlot type operations, commercial swine operations or commercial poultry operations shall be permitted on the property.

- Chickens, ducks, geese or other poultry shall be allowed if contained within a pen and do not become an annoyance to neighbors.
- Animals used for non-commercial special projects, for example, children's participation in FFA, 4-H, Fayette County Fair or other special projects emphasizing education and individual responsibility with animals including poultry and swine are permitted only if used in children's education related projects.
- No one may use, generate, manufacture, produce, store, release, discharge, or dispose of, on, under or about the property, or transport to or from the property any hazardous substance (as defined by state or federal law) or allow any other person or entity to do so except in minor amounts under conditions permitted by applicable laws.