

The following restrictions shall apply to the Buyer's Tract and to the residue of the Seller's Tract (collectively called the Subject Property), except the Seller's tract may be subdivided and the Seller shall be allowed to hunt and discharge firearms.

Re-subdivision

No tract subdivided out of the Subject Tract may be re-subdivided.

Set Back Lines

No structures of any type, no wastewater disposal facilities and no water wells may be constructed within 50 feet of a property line.

Hunting or discharging of firearms

No hunting or discharging of firearms shall not be permitted except in self defense as allowed by State law.

Noise

Noise levels shall not exceed 55 decibels from 7:00 a.m. to 10:00 p.m. and shall not exceed 50 decibels from 10:00 p.m. to 7:00 a.m.

Animals and Livestock

The Owner of each tract within the Subject Property shall be allowed to keep one animal unit per acre, exclusive of household pets. For purposes of calculating one animal unit, cattle and horses shall each count as one animal unit, and sheep or goats shall constitute one-half animal unit. A mother and her un-weaned offspring shall constitute one animal unit. No swine shall be allowed within the property except for approved FFA or 4-H projects, and then only for the time required to properly complete such FFA or 4-H project, and each Subject Property shall be limited to no more than six pigs for the project.

General Maintenance and State of Repair

Each Owner or occupant of any tract within the Subject Property shall keep such tract within the Subject Property clean and free of trash, automobile and machinery salvage, and shall maintain improvements in a good state of repair. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any portion of the Subject Property, and no odors shall be permitted to arise from any tract within the Subject Property which causes or renders the Subject Property or any portion thereof to be unsanitary, unsightly, offensive or detrimental to any other tract within the Subject Property or to its Owners or occupants.

No Salvage or Inoperative Equipment

No stripped down, wrecked, junked or inoperable vehicle (severally and collectively a "Junk Vehicle") may be kept, parked, stored or maintained on any portion of a Subject Property which is visible to public view from any road or from any other tracts within the Subject Property or from any lands adjacent to a subject Property. Any and every Junk Vehicle must be at all times kept inside a closed garage or barn.