

# Exhibit "A"

## Restrictions

No part of the above described property shall be used for commercial purpose, whatsoever, but use shall be restricted to residential purposes only with no more than one (1) single-family dwelling to be erected on the premises. Only two (2) other buildings, such as a garage, storage area or barn, may be erected so long as they do not detract from the general appearance of the property. The dwellings built on the premises shall contain a minimum of fifteen hundred (1,500) square feet of heated floor space. Nothing herein shall prevent any owner from rendering professional services of a purely personal nature as long as such services do not attribute to the property any appearance of a commercial or non-residential use, "also",

1. Except as may be otherwise provided herein, no dwelling or any part thereof shall be located on said land nearer any property line than twenty (20) feet.
2. All dwellings on the subject property used for a residence must have a minimum of 1,500 square feet and have brick, rock or wood siding at least 3 feet from the ground level.
3. No hunting or use of firearms is permitted on any of the public or private areas of the Subdivision, except for personal protection or protection from an invasive destructive animal disturbing safety or causing destruction to property, subject to all applicable laws, rules, regulations, and ordinances of any relevant governing authority.
4. Said land shall not be used or maintained as a dumping ground for rubbish. No junk cars shall be permitted to be placed on this property.
5. No ponds, stock tanks, small lakes or any other form of digging for water storage may be allowed on the tract of property.
6. No noxious or offensive activity shall be carried on at any lot nor shall anything be done or placed therein which may become a nuisance or cause unreasonable embarrassment, disturbance, or annoyance to other owners in the enjoyment of their lots or open spaces.
7. The subject property shall have a perimeter fencing constructed and maintained by the property owner and all successors capable of turning and containing pets and livestock.
8. All pets and livestock shall not be allowed to roam and must be confined within the subject property. Dogs, Cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
9. Owners of this property may keep livestock at the rate of 2 animal units per tract. Provided proper fencing, barns and stables relative to their use are maintained in a clean, orderly, and sanitary manner.

Animal Unit Equivalents Provided:

<b>Kind and class of livestock</b>	<b>Approximate animal unit equivalent</b>
Cow (1,000-lb.) with calf	1.0
Dry cow (1,000-lb.)	0.77
Heifer (600- to 900-lb.)	0.6 - 0.8
Steer (600- to 900-lb.)	0.7 - 0.9
Bull (1,500-lb.)	1.2
Horse (800-lb. yearling)	1.1
Horse (1,000-lb. 2-yr.-old)	1.35
Horse (1,100-lb. 3-yr.-old and older)	1.5
Ewe (130-lb.)	0.18
Weaned lamb (75-lb.)	0.10
Ram (175-lb.)	0.25
Nanny (70-lb.)	0.11
Weaned kid (35-lb.)	0.05
Billy (125-lb.)	0.19
Swine (200lbs)	0.3
Swine (400lbs)	0.6

10. These covenants shall run with the land and be binding on all parties and persons claiming by, through or under them, for a period of thirty (30) years from the date hereof.