

## **EAST MOLENA FARMS**

### **PROTECTIVE COVENANTS**

1. Lots shown shall be for single-family private dwelling with no structure being used for any type of business or commercial enterprise other than agriculture. No building shall be erected on any lot to be used as a school, church, or kindergarten.
2. No lot shall be subdivided and each lot is restricted to only one (1) residence per lot unless permission is given in writing by Developer.
3. No residence shall be placed or erected on any lot to have less than 1100 square feet of indoor heated area and must meet all Pike County code requirements. Any modular or manufactured home placed on any lot must be underpinned within 6 months of placement with a material of either brick, stone, masonry or such material approved by the Developer and may not be older than three (3) years from the date of placement.
4. No structure shall be placed, constructed or erected upon such property without the prior written approval of the plans and specifications by the Developer.
5. No single-wide mobile home, temporary house, shack, tent or trailer shall be permitted.
6. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
7. No junk vehicles or parts of same shall be permitted. Any motor vehicle parked or placed on any lot must be registered and licensed.
8. No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited. No more than two large animals (horses and cattle) are permitted per acre. Notwithstanding the above, cattle and horses raised on property may be sold provided that the two animal per acre limit is observed.
9. No dwelling shall be nearer than 50 feet from the road right-of-way or 25 feet from a side line or 25 feet from a rear line.
10. All structures erected shall be completed within one year from the date that structural work begins.
11. Landscaping and all-weather drive shall be completed within one year from the date that structural work begins.
12. Any individual water system or sewage disposal system placed on said land must be approved by and comply with the Pike County Health Department's rules and regulations prior to placing or beginning the construction of residence; no outhouses or privies are allowed.
13. No timber may be cut for sale without permission of the Developer.
14. Developer shall have the right to periodically mow the grass on said lots and do any other maintenance necessary to enhance the appearance of the property.
15. Invalidity of any 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.