

FARMS OF HIGHWAY 4

PROTECTIVE LAND COVENANTS

It will be to the advantage of all parties hereto and their successors entitled that the following express conditions, covenants and limitations be established as to said property and to create uniformity of use and ownership in order to avoid conflict and to protect property values. NOW THEREFORE, in consideration of the benefits to accrue to the owners of said property and their successors entitled and other good, common and valuable and sufficient consideration, seller does hereby establish the following express conditions, covenants, limitations and reservations on the property described below:

TRACT # _____, consisting of _____ acres.

1. This property shall be for single family residential use with customary outbuildings and/or agricultural use only.
2. No building shall be located on any lot nearer than 60 feet from the centerline of the road, nearer than 15 feet on sides, or nearer than 30 feet on rear property.
3. No noxious, offensive or hazardous activity shall be carried out upon any tract nor shall anything be done thereon which may be or become an annoyance, nuisance or hazard to the neighborhood.
4. Livestock such as horses, cows or goats will be permitted with no more large animals than 2 per acre. NO Swine. Poultry shall be permitted for recreational purposes only and shall be in a fenced enclosure. No Commercial poultry operation shall be permitted.
5. All tracts to have stick built Houses or barndominiums Only. No mobile or modular homes permitted.
6. No tract smaller than 15 acres can be subdivided. No tract can be divided more than 1 time. No subdivided tract can be smaller than 5 acres.
7. No Dumping or accumulation of trash, garbage, discarded personal effects or other debris shall be permitted on this property.
8. No building shall be erected or allowed to remain in an unfinished state.
9. Culverts are to be county/ MDOT approved for sizing and proper installation.
10. Failure to enforce any provision shall not be a waiver or act as an estoppel of future enforcement.
11. The seller must approve any use not conforming to these plans.
12. The restrictive covenants shall run with the land and be binding upon all who take title.
13. The seller may amend, change, or waive any restriction, as he deems necessary.

BUYER/DATE

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