

This conveyance and the warranty hereof are also made subject to the following Restrictive Covenants which are binding and run with the title to the land:

1. The above described parcel shall be used for single family residential purposes only. Commercial use is strictly prohibited, and commercial farming operations of any type shall thus not be allowed. This provision shall not prevent small farms on which vegetation and/or a small number of farm animals such as chickens, cows and horses are raised for the personal use enjoyment of the property owner. Swine is expressly prohibited; and no swine shall be raised or kept on any portion of the subject parcel.
2. No buildings or other structures may be constructed, erected, moved upon or otherwise placed on the above described parcel which are commonly known and described as manufactured houses, modular homes, mobile homes, or trailers. Non-occupied structures exceeding 500 square feet, such as storage/shop buildings or similar structures, shall be set back at least 75 feet from all property lines.
3. The subject parcel shall not be subdivided into parcels containing less than three (3) acres. This provision shall not prevent the combining of the subject parcel or portions of the subject parcel with other parcels or portions of other parcels provided that all resulting parcels contain a minimum of three (3) acres.
4. No noxious, illegal, or offensive activity shall be carried out upon any parcel, nor shall anything be done which may be or become an annoyance or nuisance to the other parcel owners. The raising of a small number of farm animals specifically allowed above shall not be deemed a noxious or offensive activity. Specifically prohibited is the storage of inoperative automobiles and/or appliances, nor shall there be an accumulation of scrap metal, junk, or trash.