

Tract 420-61

The owners, their heirs, executors and assigns shall have the following rights in Tract 420-61:

The right to use the existing house, barn and in-ground swimming pool for single-family residential purposes. The right to construct additions to the existing house that shall not exceed the height of the existing two story house and shall not extend beyond 20 feet of the current footprint of the house in any direction. Any addition shall be built with the same or similar building and façade materials as the existing house. The existing house, proposed addition and outbuildings provided for herein may be repaired and maintained and in the event of fire or other casualty, renovated and reconstructed provided that the character of the buildings are not materially altered.

The right to install and use basketball hoops, grills, picnic tables, lawn furniture, non-motorized recreational equipment and other typical household equipment associated with single-family residential use.

The right to construct two additional outbuildings on the property, provided they are rustic in appearance so as to blend in with the barn and existing landscape. The outbuildings shall not exceed 15 feet in height and 400 square feet per building. These outbuildings shall not be used for human housing. It is understood and agreed that the use of visible highly reflective materials, such as aluminum roofing, is specifically prohibited on all new construction. All construction shall be in conformance with all federal, state and local laws and regulations.

The right to maintain and construct fences on the property, provided they are rustic in appearance so as to blend in with the barn and existing landscape.

The right to construct and maintain a new driveway to the residence that shall not exceed twelve feet (12') in width with a road surface consisting of dirt, crushed stone, gravel or asphalt. Use of the driveway and gate shall be limited to ingress and egress in accordance with single-family residential, pastureland and agricultural uses of the subject lands.

No additional structures other than those provided by the terms and conditions herein may be constructed or placed on the premises.

The use of the premises shall be limited to single-family residential, pastureland and agricultural uses. Feed lots or any other type of enclosed, high intensity animal feeding structures or appurtenances thereto, or flooding of the premises for hydroponics or pisciculture or aquatic forage crops are prohibited. Commercial use, including but not limited to communication towers and other commercial uses are specifically prohibited.

