

Covenants & Restrictions

The conveyance and the warranties hereunder are subject to the following:

- 1) Any and all reservations, restrictions, easements, right-of-ways, covenants and/or encumbrances which may appear of record in the probate court records.
- 2) Building setback lines, drainage and utility easements and restrictions as shown on the recorded plat of said subdivision.
- 3) Oil, gas and mineral reservation contained in instrument recorded in Real Property Book 153, Page 1063.
- 4) This parcel, and any future lots/parcels which are a part and parcel of the parcel being conveyed herein shall be used for single-family residential purposes exclusively.
- 5) All single-family residences built on this parcel, or any future lots/parcels which are a part and parcel of the parcel being conveyed herein shall contain a minimum of 2,000 square feet of living space.
- 6) No house trailer, mobile home, camper, motor home, other recreational vehicles, unmaintained cars, trucks, or any similar items shall be stored on or at this parcel or any future lots/parcels which are a part and parcel of the parcel being conveyed herein unless housed in an enclosed garage.
- 7) The above covenants and restrictions are intended to run with the land, and shall inure to the benefit of all future parcel/lot owners.