

BENJAMIN ESTATE5

The property herein conveyed is subject to restrictions that are covenants running with the land as follows;

- 1-Only single family dwellings will be permitted on the property.
- 2-Each dwelling must have a minimum of 1300 sq.feet finished space above grade, excluding decks, porches,garages, driveway,and basements.
- 3-Detached garages or other structures must be made out of the same exterior material as the dwelling.
- 4-No dog kennels or dog lots are permitted on the property.  
Dog lots permitted on 5 acres or more (no more than 3 dogs).
- 5-Setbacks must meet county zoning requirements for R-1 properties.
- 6-Exposed masonry block or concrete is not acceptable as an exterior wall finish.
- 7-No singlewide, doublewide,or triple wide manufactured homes are permitted on the property. Modular homes<sup>®</sup> will be permitted only if the home does not have a steel frame.
- 8-Construction must be completed within twelve (12) months after start.
- 9-No abandoned vehicles are permitted on the property. All vehicles must meet legal requirement to be operated on public roads and must be currently licensed and registered.
- 10-No swine, poultry, or other livestock are permitted on the property, except horses on lots of 10 acres or more.
- 11-Contractor will be responsible for keeping roads, and road shoulders, and ditches in same as new condition at their expense until sold. ( This applies to section 2 and 3 only)

This conveyance is made expressly subject to the restrictions, conditions, right-of-way, and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein, and to matters visible upon inspections.