**USE RESTRICTIONS**

All parcels, buildings, structures and dwellings located in the above-described real property shall be subject to the following restrictions:

1. No parcel of land containing fewer than five (5) acres may be conveyed off the above-described parcel.
2. No wrecked, junked, or non-used vehicles may remain visible for more than 72 hours.
3. No part of the conveyed property shall be used or maintained as dumping grounds for rubbish, trash, garbage, or other waste. No part of the conveyed property shall be used or maintained for the dumping or storage of old cars, junk appliances, tractors that do not run, or other disabled and junk vehicles or equipment.
4. No mining of any kind or excavating shall be permitted at any time.
5. No swine of any type are permitted on any of said property for any purpose.
6. Easements for installing and maintaining utilities and drainage facilities are reserved as shown on the plat. Within those easements, no structure or other material shall be placed or permitted to remain which may damage or interfere with the installation or maintenance of utilities, or which may change the direction of flow of the water or obstruct or retard the flow of water through the drainage channels in the easements. Basement area of each lot and all improvements on any lot shall be maintained continuously by the owner of the lot except for those improvements for which a public authority or utility company is responsible.
7. These restrictions are to run with the land and shall be binding upon all parties and persons claiming under them for a period of thirty (30) years from the date this deed is recorded, and shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of parcels of land located in that land described in a General Warranty Deed dated July 30, 2018, and recorded August 1, 2018, as Document #2018-63689 in the Ralls County Deed Records, has been recorded, agreeing to change said restrictions in whole or in part.
8. These restrictions are several. Invalidation of any one or more of these restrictions by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.