

RESTRICTIONS AND LIMITATIONS  
SCHEDULE "A"

1. This tract shall be known, described and used solely as a residential lot, and no Residential structures shall be erected other than single family dwellings not to exceed two stories in height and a garage or carport for not less than one car.
2. No buildings shall be erected nearer than seventy-five feet from the front drainage ditch line, nor nearer than 30 feet to any side line.
3. No residential lot shall be re-subdivided into smaller building plots than 2 1/2 acres until such time that municipal sewer is available; and them shall not be subdivided into smaller building plots than one acre, and the Above lot line Restrictions will be modified accordingly.
4. No mobilehome, basement, tent, shack, garage, barn or other outbuildings erected on the tract shall be at any time used as a residence either temporarily or permanently, nor shall any residence of a temporary character be permitted.
5. No noxious or offensive trade or enterprise shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
6. No swine or poultry may be kept on said property. Any other animals kept on said property shall not be used for commercial purposes of any kind.
7. No structure previously used nor residence constructed at another site shall be moved onto said property.
8. No dwelling shall be constructed with less than 1400 square feet of living area on the ground floor, exclusive of garage or carport.
9. These covenants and restrictions are to run with the land and shall be binding on all owners, their successors or assigns or persons claiming under them.
10. If the parties hereto, or any of them, or their heirs or assigns shall violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restrictions and either to prevent him or them from so doing to recover damages or other dues for such violation.
11. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.  
  
Signed for identification and to  
acknowledge acceptance: