

LAUREL MT.

TREE FARMS

1. The Grantor may assess each grantee a sum not to exceed Twenty-Five (\$25.00) Dollars per year, per parcel, for the use, upkeep, and maintenance of the rights-of-way within all sections of said "Laurel Mt. Tree Farms" and such other common facilities as the said grantor may provide therein. The rights and responsibilities as created by this paragraph may be delegated by the grantor to an appointed committee of "Laurel Mt. Tree Farms" property owners, and any assessment made pursuant to this paragraph shall constitute a lien on each and every parcel within said "Laurel Mt. Tree Farms" until paid and payment of said assessment and levy shall be payable on or before the 31st day of January next following the purchase of said parcel and on or before the 31st day of each year thereafter. In the event of a resale of one or more said parcels, then the obligation to pay the said Twenty-Five (\$25.00) Dollars assessment shall become the obligation of the new owner (s).
2. The grantor reserves unto itself, its successors and assigns, the right to erect and maintain telephone and electric light poles, conduits, equipment, power, gas and water lines, or to grant easements or rights-of-way therefore, with the right of ingress and egress for the purpose of erection or maintenance on, over, or under a strip of land fifteen (15') feet wide at any point along the side, rear, or front lines of the land conveyed.
3. If, in the future, state, local government, any utility, co-operative, or municipality expects or requires the installation of public utility system within the area of which this is a part, grantee or grantees by the acceptance of this Deed do hereby agree to pay their proportionate share of the cost and expense of the erection, maintenance and operation thereof, as the same costs are to be determined by the appropriate authority.
4. No building shall be erected closer than forty (40') feet from the center of any right-of-way or road, no closer than twenty (20') feet to the side or rear of property line, with the exception that when two (2) or more Tree Farms are used together for the construction of one (1) dwelling then said twenty (20') foot set back shall apply only to out side property lines.
5. No building of a temporary nature shall be erected or placed on said tract except those customarily erected in connection with building operations; in such case, for a period of time not to exceed six (6) months.
6. The use of mobile homes is prohibited except for camping trailers as designed specifically for camping or shelter intended to be mobile in nature at all times. No equipment such as wheel, hitch or apparatus intended for the purposes of or necessary to meet highway regulations shall be removed. A camping unit shall not be parked on said premises for a period in excess of nine (9) consecutive months.
7. No trucks, buses, old cars or unsightly vehicles of any type or description may be left abandoned.
8. No stream, water course, or spring on or near any tract may be contaminated, diverted or permanently blocked.
9. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning real estate situated in said "Laurel Mt. Tree Farms" to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any other covenant, together with the right to recover damages plus the cost of said violation.
10. Invalidation of any one of these covenants by judgement or court order, shall in no wise affect any of the other provisions which shall remain in full force or effect.
11. Nothing herein is to be construed to prevent the Grantor from placing further covenants or easements on any tract in said "Laurel Mt. Tree Farms" which shall not have already been conveyed by them.