

DECLARATION OF PROTECTIVE COVENANTS

This Subdivision shall be subject to the following protective covenants, which are to run with the land and shall bind the purchasers, their heirs, executors, administrators, successors and assigns.

- (1) The Grantor hereby grants and conveys to the property owners, for their use forever, all the roads and right of ways shown on the attached plat or plan.
- (2) The Grantor may assess each lot owner a sum not to exceed Twenty-Five (\$25.00) Dollars per year, per lot, for the use, up-keep and maintenance of the roads within all sections of said subdivision, 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 a committee of lot owners within said subdivision, elected by the property owners, and any assessment made pursuant to this paragraph shall constitute a lien on each and every lot within said subdivision 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 lot, and on or before the 31st of January each year thereafter. Where more than one lot is owned by a party or parties, in the event of a resale of one or more said lots, then the obligation to pay the said \$25.00 assessment shall become the obligation of the new owner(s). It is not the intention nor the responsibility of the Grantor for the roads in said subdivision to be dedicated to the township.
- (3) The Grantor reserves unto himself, his heirs or assigns, the right to erect and maintain telephone and electric light poles, conduits, equipment, sewer, gas and water lines, or to grant easements or right of ways 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 any of said lots.
- (4) No building of a temporary nature shall be erected or placed on any of said lots except those customarily erected in connection with building operations; and in such cases, for a period of time not to exceed four (4) months.
- (5) Minimum size of any residence constructed shall contain at least 575 square feet on the main floor. This shall not include basement, garage, porch or carport. All exterior construction must be completed and closed in within eight (8) months of the commencement of construction. No part of any lot sold by the Grantor may be sold or used as a road or as a right of way to any property outside of said subdivision. This covenant shall not apply until said lots are sold by the Grantor, and does not apply to right of ways already given by Grantor.
- (6) All of said lots shall be used for residential purposes only, and any garage or barn must conform generally in appearance and material with any dwelling on the said lot.

(7) Not more than one single family dwelling, trailer, or mobile home shall be erected on said lot. When a trailer or mobile home is placed on said lot it must be neatly closed in under-neath. No fuel tanks or other similar storage receptacles may be exposed to view from roads or streets.

(8) No building shall be erected closer than forty (40) feet from any right of way, nor closer than twenty-five (25) feet to the side or rear of the lot line, with the exception that when two or more lots are used together for the construction of one dwelling, then said 25 foot set-back shall apply only to outside lines.

(9) No lots in said subdivision may be resubdivided into lots less than two (2) acres.

(10) ^{No less than} 15" diameter culverts must be used in all driveways leading from main subdivision roads.

(11) No trucks, busses, old cars or unsightly vehicles of any type or description may be left or abandoned on said lots.

(12) Nothing herein is to be construed to prevent the Grantor from placing further covenants or easements on any lot in said subdivision which shall not have already been conveyed by them.

(13) 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 any real estate situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, either to prevent him or them from so doing or to recover damages or other dues for such violation.

(14) Invalidation of any one of these covenants by judgment or Court Order, shall in nowise affect any of the other provisions which shall remain in full force and effect.

Nothing herein contained shall be held to impose these restrictions on any remaining property of Grantors.

Arthur F. Peterson (SEAL)
Arthur F. Peterson

Judith E. Peterson (SEAL)
Judith E. Peterson

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