

RESTRICTIONS AND COVENANTS OF PRAIRIE CREEK RANCH

In order to carry out a general plan of development and preserve the character and natural beauty of this land, this conveyance is made and accepted subject to the restrictions and covenants hereby made by Grantor/Developer, upon the aforementioned premises, which are as follows, to wit:

1. That these covenants are to run with the land and shall be binding on the Grantee and all persons claiming under him until January 1, 2012, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the then owners of the majority of the land in this ranch, it is agreed to change said covenants in whole or part. A \$.50 per acre (not to exceed \$300.00 per individual owner) road and water maintenance fee may be imposed if deemed necessary by the owners of the majority of the land in this ranch.
2. The above property herein shall not be used for any commercial hunting, nor business purpose, nor have any commercial or manufacturing purposes.
3. That no automobile, truck, trailer, or other vehicle shall be abandoned on this property, nor shall there be any dumping or placing of unsightly objects of any kind on the property. Any sewage disposal system constructed shall be built in full compliance with regulations and specifications of any and all governmental units having jurisdiction in such matters. No disposal of any kind shall be allowed that would pollute any stream or body of water or which would be unsightly, offensive, or otherwise adversely affect the natural beauty and value of the property.
4. That no structure of any kind (including hunting blinds) shall be permitted within 300 feet of any roadway easement or within 100 feet of any property line.
5. That no swine shall be permitted.
6. No tract may be subdivided without the express written permission of Grantor/Developer.
7. No deviation of any kind shall be permitted from these restrictions unless permission is granted in writing by Grantor/Developer.