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Road Easement. "Road Easement" means the easement established under Section 3.01 hereof for the purpose of providing ingress and egress over and across the Road for the benefit of the Tract Owners as a means of access to and from Hickory Grove, said "Road Easement" being 7.375 acres, more or less and being more particularly described in Exhibit "C".

Road Maintenance Tracts. "Road Maintenance Tracts" means all Tracts within the Property.

Tract. "Tract" means any of the individual tracts of land or subdivided lots located within the boundary of the Property. All contiguous acreage owned by the same Owner shall be considered one Tract.

ARTICLE II USE RESTRICTIONS FOR TRACTS

2.01 Property Subject to Restrictions. The Property, including all the individual Tracts therein, are subject to these Restrictions which shall run with the land and be binding on all parties having or acquiring any right, title or interest therein, or any part thereof, and shall inure to the benefit of each Owner.

- 2.02 No mobile, manufactured or modular homes shall be permitted on any Tract.
- 2.03 No hunting blinds, feeders, nor structures of any kind within 100 feet of any property line shall be permitted on any Tract.
- 2.04 No junkyards shall be permitted on any Tract.
- 2.05 No pig farms shall be permitted on any Tract.
- 2.06 No commercial shooting ranges shall be permitted on any Tract.
- 2.07 No toxic waste dumping or burying or disposal of any kind shall be allowed that would pollute any stream or body of water, or adversely affect the natural beauty and value of the Property.
- 2.08 No cellular tower or other type of commercial tower shall be erected or placed upon the property.
- 2.09 Maintenance. Each Owner shall keep all Improvements on such Owner's Tract in good condition and adequately maintained at all times. Each Tract shall be maintained in a clean and neat manner, free of trash and litter at all times. No abandoned or inoperative equipment, vehicles, or junk shall be permitted on any Tract.

ARTICLE III ROAD EASEMENT AND MAINTENANCE

3.01 Grant of Easement. Declarant hereby reserves, grants and conveys to the Owners a perpetual nonexclusive easement for the purpose of providing ingress and egress over and across the Road for the benefit of the Tract Owners and their respective occupants, agents, employees, contractors and invitees and for emergency vehicles. Such easement is more particularly described on Exhibit "C" attached hereto. Such easement grant and reservation includes a perpetual nonexclusive easement for the installation, inspection, use, operation, maintenance, replacement, upgrade and repair, as applicable, of the Road and utility lines and facilities located within the Road Easement. Each Owner adjoining the Road shall own to the middle of the Road, subject to this Road Easement.

3.02 Road Commission Agent. Until sufficient development occurs, Declarant will act as Road Commission Agent. "Sufficient development" shall have occurred when at least seventy-five percent (75%) of the total acreage within the Property is owned by Owners other than Declarant. Once sufficient development has occurred, a Road Commission Agent shall be elected by a majority vote of the Owners of the Road Maintenance Tracts (with each such Owner having one (1) vote per Tract owned). The Road Commission Agent will serve a term as agreed to by such Owners and can be replaced or renewed at any time by a