

RESTRICTIONS TO BE ADDED TO HENKE DEED FOR 28.5 ACRES

1. The property may be subdivided once (1) without the written consent of Grantors.
2. All garbage, trash, and unsightly rubbish shall be promptly removed and not permitted to remain on the property. No outside incinerator will be permitted on the property.
3. No noxious, offensive, unlawful, or immoral use of the premises shall be allowed.
4. No excavation of any material other than for landscaping, construction of buildings, driveways, etc, will be permitted.
5. The property is subject to easements and restrictions of record and is also subject to any applicable zoning rules and regulations.
6. Except as otherwise provided, no commercial or manufacturing activity shall be conducted on or upon any portion of the property nor shall any activity be allowed which has the possibility of creating environmental hazard to any adjoining property owner.
7. No livestock feedlots shall be permitted on the property.
8. All dogs and other domestic animals must be sheltered and kept within the boundaries of this property.
9. Every dwelling constructed must have indoor plumbing except during the construction phase.
10. No mobile homes will be allowed on the property nor can there ever be a trailer or modular home park for overnight stays.
11. All restrictive covenants and conditions herein shall apply to future remodeling of building and to rebuilding in case of destruction by fire or the elements.
12. No business such as auto mechanic repair shop or salvage yard will be permitted on this property.
13. No inoperative vehicles shall remain parked on premises for longer than 30 days.
14. The owner of the property shall keep said property clean and neat at all times.
15. The covenants and conditions set forth above shall run with the property title.
16. Buyer is advised that if they change the use of the property they will be liable for rollback taxes as the law provides.
17. There shall be reserved, in favor of all owners, utility easements for electricity, telephone, water lines, gas lines of at least 25 feet either side of the existing 12" gas line.
18. Buyer shall show Seller proof of fire, lightning, etc, insurance from the date of closing and the gross amount of insurance has to equal or exceed the value of the house.
19. Seller is providing a water well to Buyer, however if Buyer decides to sell or build additional houses Seller is not responsible for providing additional water wells.