

COVENANTS: PATRICIA MOODY BIGGS PROPERTY

The above described property shall not be subdivided into parcels which contain less than three (3) acres.

1. No parcel or group of parcels may be re-subdivided for the purpose of obtaining a greater number of parcels. This restriction will not prevent the erection of one (1) house on two (2) parcels or on parts of two (2) parcels.

2. No noxious or offensive activity shall be carried on upon said parcels nor shall anything be done thereon which may be or may become an annoyance or nuisance.

3. Said parcels are to be used for residential purposes only and are not to be used for automobile filling stations, repair shops, tourist camps, billboards, dance halls, nightclubs, stores, including convenience or grocery stores, or for other commercial or manufacturing purposes and all such commercial or manufacturing activities are prohibited hereby, except that this restriction shall not prohibit the conduct of a small home type business operation located in part of a residence or in the basement of a residence provided that no signs of any nature advertising said business be placed on any parcel or any road leading to any parcel and further that no large trucks or equipment connection with said business be located on any parcel or parked on any parcel.

4. No mobile trailer home of any sort or nature may be placed on said parcels for any purpose whatsoever and said parcel may not be used for a mobile home park or court. No shell type house shall be erected on any lot and no trailers, basement, tent, shack, barn or other outbuilding shall be erected on any parcel at any time to be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used in a residence, however, this restriction shall not prohibit a parcel owner from using a trailer as a temporary home while said owner is constructing a permanent residence on said parcel on the condition that said trailer shall not be placed on said parcel until construction of the residence has started and said trailer shall be removed from said parcel when the residence is completed but in no event shall trailer remain on said parcel longer than one (1) year from the start of construction. This restriction shall not prohibit the construction of a small horse stable so long as said stable is constructed of material such as cypress and conforms with the quality of the residence located on said parcel.

5. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under or through them for a period of twenty-five (25) years from the date hereof, after which time said covenants shall be automatically extended for an additional period of twenty-five (25) years unless an instrument signed by a majority of the then owners of the parcels has been recorded agreeing to change said covenants in whole or in part.

6. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any agreement, or either to restrain violation or to recover damages.

7. Invalidation of any one of these covenants or agreements by Judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.