



NOTICE REGARDING COVENANTS AND/OR RESTRICTIONS

The following Covenants and/or Restrictions are added as a courtesy only and are NOT WARRANTED by the property owner, their broker or agent as to completeness, accuracy, currency, or enforceability. Any interested buyer prospect is urged as part of their due diligence to contact the relevant Community Association or developer to determine for themselves what covenants and/or restrictions currently apply, how long they may remain in force, and if any changes or amendments may be currently under consideration. Additionally, or alternatively, one may wish to consider hiring an attorney to conduct this search for them and provide advice as needed.

SLUDER PLACE

The above described property is hereby conveyed subject to the following restrictions which are covenants to run with the title to the land:

1. No tents, mobile homes, double wide homes, or trailers may be located on subject property.
2. No junk yards or trash piles are permitted.
3. No commercialized poultry or livestock operations are allowed. No business operations of any kind unless otherwise approved by the majority of the property owners.
4. No farm animals other than horses shall be allowed on the subject property. The same are to be confined to a fenced area at the owner's expense and limited to one horse per acre of available pasture.
5. All homes constructed on subject property shall contain a minimum of 1200 square feet of heated living area. Homes shall be completed within 12 months after beginning construction and the siding to be of a "rustic" style (i.e. no yellow vinyl siding or like colors).
6. Once property has been titled to Grantee, then the property can only be subdivided one time and in a minimum of 5 acre tracts. This restriction will remain in full force and effect until the year 2020.
7. The parties acknowledge that the streets are private and the upkeep will be the responsibility of the homeowners/property owners. At such time as the Grantor installs a security gate at the expense of Grantor, then the upkeep and maintenance of said gate will also be the responsibility of the homeowners/property owners.