

**COUNTRYMAN LAND
PROTECTIVE COVENANTS**

~ Restrictions ~

And the Grantee, for himself, his heirs, and devisees, successors and assigns, in consideration of execution and delivery of this deed, hereby covenants and agrees with, and for the benefit of Grantors, his heirs and assigns, to hold said premises hereby conveyed, upon the following terms:

The provisions below supersede those both in printing and in writing in case of conflict, County and Township regulations and ordinances, if more stringent, will supersede these restrictions.

1. No singlewide or doublewide mobile homes shall be placed on said premises.
2. No commercial or industrial use.
3. No commercial solar fields.
4. No public motorcross tracks.
5. No nuisance or obnoxious conditions shall be maintained on the property. Acreage shall not be used or maintained as a dumping ground for rubbish or trash or salvage/junk yard. No disabled or unlicensed motor vehicles shall be permitted on said acreage, unless stored in a building.
6. All buildings and other structures must be set back 75 ft. from the road right of way, and must also be set back from the side boundary of the tract a minimum of 25 ft.
7. All dwellings constructed shall meet the following conditions:
 - a) One story type style home shall contain a minimum of 1500 square feet of living area.
 - b) Two story type styles shall contain a minimum of 1800 square feet of living area.
 - c) All basements, attics, garages, porches, decks, and breezeways are excluded from the square footage living area indicated above. All dwellings must have a permanent perimeter poured or block foundation.
 - d) No previously used materials are permitted for the construction of the residence or the outbuilding.
 - e) All outbuildings to be well maintained.
8. With exception of tract 3, land cannot be further subdivided.
9. The construction of the dwelling house shall be completed within one year from the date of beginning construction.
10. Driveway shall be well maintained with gravel or other suitable surface.
11. Lots #3-4: Animals are permitted for personal use and 4-H projects. No commercial livestock operations. No pigs with the exception of a 4-H project.
Lot #1-2: Commercial livestock allowed with the exception of pigs, providing pasture is not overgrazed, there is no constant smell of manure, and not a public nuisance.
12. Grantors are not responsible for construction of any fences.
13. These restrictions shall be deemed to run with the land and shall continue in force and effect for a period of 35 years from the date hereof and shall be automatically renewed for a successive 35 year period unless released or

revised by a written resolution or agreement of 2/3rds of all landowners. The developers have the right to amend any and all restrictions at their discretion.

14. Any owner shall have the right to enforce by any proceeding that law of equity any of all of these protective covenants and restrictions now or hereafter amended. Failure to enforce any provision hereof shall in no event be deemed a waiver of the right to do so hereafter. Invalidation of any one of the provisions hereof by judgement or court order shall in no way effect any other provision herein which shall remain in full force and effect.