**DEED RESTRICTIONS**

1. No Manufactured Homes on the property.
2. Property is restricted to residential use only, no commercial activities, or for rental purposes.
3. No camper, tent, shack, barn, metal building, bus on any tract shall, at any time be used as a residence.
4. A dwelling must have a minimum 1300 sq. ft. of heated floor area.
	1. Must have Bricked Front Exterior.
	2. All exterior colors to be a natural earth tone.
	3. All driveways are to be on the left lot line.
	4. Home must front Simpson Road.
5. Any home built must be 10 feet from any side property line and 35 feet from back property line. Other outbuildings to be minimum 500 sq ft. in size, behind the house, and 10 ft. off side and back property line.
6. Any repairs, additions or remodels to existing home must have the exterior completed within THREE (3) MONTHS from beginning of construction. A new home under construction has 10 months to be completed.
7. 1 Home per lot.
8. No commercial poultry or hog operations, or commercial dog or cat kennels shall occur on any parcel. Designated areas for fencing for personal household pets must behind the home. No personal horse or cow is permitted.
9. Home Owner(s) shall maintain homes exterior (roofing, siding, yard) to not to become an eyesore or nuisance. No parcel shall be used or maintained as a dumping ground for garbage or rubbish of any description. No garbage or rubbish of any description shall be kept or allowed to remain on any parcel except such as may be customary or normal during construction of any dwelling. Trash shall be stored in sanitary containers until collected or removed.
10. There shall be no commercial/personal junk yards, no mechanic business or shade tree mechanic, or salvage operations of any type upon said property or any such thing considered to be an eyesore or a detriment to the other tracts are to accumulate on the property.