

This conveyance is also subject to the following deed restrictions which shall run with the land:

1. No structure of a temporary character, trailer, mobile house, tent, shack, garage, barn, or other outbuilding shall be used on the property any time as a residence, nor shall such property be used for the purposes of apartments, duplexes or other multi-housing units, tourist parks, trailer courts, mobile home parks, nor for an overnight camping or trailer facility. Additionally, the following are prohibited: modular or manufactured homes, pre-fabricated or log homes, churches, condominiums, townhouses, and garage apartments.
2. No building shall be erected, altered, placed or permitted to remain on the property other than one single-family "Residential Structure" per conforming lot for residential zones as then allowed by the governmental entity with jurisdiction over building permits for the property. "Residential Structure" shall mean a single family dwelling, with no fewer than three (3) bedrooms, no fewer than two (2) bathrooms, and no less than twelve hundred square feet of "Living Area" but may include an attached or detached "Garage." "Living Area" shall mean and refer to the area computed using exterior dimensions of the entire living area of a residence that is heated and cooled; e.g. excluding attic, garage, basement, breezeway or porch, and any other non-air-conditioned spaces. "Garage" shall mean an enclosed structure for the parking of automobiles and shall not exceed 625 square feet of parkable area. Residential Structures shall be on a concrete or permanent pier and beam foundation, shall have pitched roofs, and shall be built with new construction materials. No external roofing material is allowed other than slate, tile, metal, or composition shingles.
3. The property shall be used for residential purposes only. The property may not be used for business, educational or professional purposes of any kind whatsoever, nor for any commercial or manufacturing purposes.