

DEED RESTRICTIONS

Purchaser acknowledges that as owner of land adjoining or nearby the Property, Seller has a vested interest in the use and type of improvements that may be made on the Property. Accordingly, the Special Warranty Deed shall contain restrictions (i) prohibiting any landfills or bury pits, or mining activity to be located on the Property without Seller's prior written consent,

Specific Prohibited Activities and Uses. The following uses are not permitted: 1) any use that is unlawful; 2) any use that is hazardous by reason of excessive danger of fire or explosion; 3) dumping, disposal, incineration, or reduction of garbage, sewage, dead animals, or refuse; 4) Smelting of iron, tin, zinc or other ores refining of petroleum or its products; 5) storage in bulk of used materials for use as a junkyard, a scrap metal yard, or auto salvage yard; 6) industrial use, including, without limitation, heavy manufacturing, fabrication facilities and testing facilities; 7) resale or pawn shops, flea markets, or bankruptcy, fire sale or auction business; 8) a tavern, bar, nightclub, or any other establishment selling alcoholic beverages for on premises consumption; 9) an adult bookstore or other establishment selling, renting or exhibiting pornographic materials or any sexually oriented business; 10) any sexually oriented business, as the term is generally construed.

Junked Motor Vehicles Prohibited. The Property shall not be used as a depository for abandoned or junked motor vehicles. An abandoned or junked motor vehicle is one without a current, valid state vehicle inspection sticker and license plate. Junk of any kind or character, or dilapidated structure or building of any kind or character, shall not be kept on the Property. This shall not be construed to mean that personal campers, boats, tractors, farm or recreational vehicles in good and usable condition may not be kept on the Property.

Permitted Agriculture Uses. The Property may be used, in addition to any other non-prohibited uses, for the purpose of producing from such Property agricultural products such as vegetables, grains, hay, fruits, fibers, wood, trees, plants, shrubs, flowers and seeds in accordance with generally accepted agricultural practices, provided that such agricultural uses and activities do not constitute a nuisance. The harvesting of any crop or agricultural product shall not be a nuisance.

Permitted Livestock and Animals. Animals, livestock, swine, emu, ostrich, poultry and fowl may be kept, bred, and maintained on subject property under the following conditions:

- i) Livestock or domestic animals of any type shall not be allowed to run loose except properly contained upon one's own Property;
- ii) Dogs, cats and other domestic animals may be kept, provided they are not kept or bred in commercial quantities and below any other maximum numbers provided for herein;
- iii) All livestock and domestic animals shall be kept quiet, or if not possible, permanently removed from the Property – consistent or regular barking of a dog that may be heard outside of the Property boundary is a de facto nuisance;
- iv) All horses, cattle, emus, ostriches, goats, dogs or other livestock and domestic animals shall be kept enclosed by suitable fencing;
- v) Chickens, turkeys, ducks, geese, or other poultry and fowl may be kept or raised on the Property, but shall be limited to three hundred (300) in the aggregate at any one time. All poultry and fowl shall be contained upon the Property.