



## RULES AND DEED RESTRICTIONS

1. No commercial livestock or poultry of any kind shall be raised, bred or kept on the property without consent by the Grantor. Dogs, cats and other household pets may be kept, provided they are not raised for commercial purposes. All pets must be kept in a fence that is pre-approved by the Grantor. Any pets that cause a nuisance to neighbors will not be tolerated and will be subject to fines or orders to remove the nuisance animal.
2. No commercial activities will be conducted on the premises.
3. No sign or other advertising may be placed on the property.
4. No unsightly storage shall be permitted.
5. All new construction must be preapproved by the Grantor, including all storage buildings, fences, carports or any and all structures, this includes temporary and permanent.
6. No building materials of any kind or character shall be stored or placed upon the property until the owner is ready to commence improvements and upon completion of the improvements on the premises, all such materials shall be removed therefrom.
7. The subject property shall not be subdivided into tracts smaller without the consent of the Grantor, his heirs, successors or assigns.
8. Grantor shall have the right of first refusal to purchase the above-described property, or any part thereof, in the event Grantee decides to sell the property before any dwelling is built on said property. In this connection, Grantee shall give Grantor written notice by certified mail, return receipt requested, of any offer he receives on said property. Grantor shall have 30 days to either reject or accept said offer to purchase the property, or any part thereof.
9. All of the restrictions and covenants herein set forth shall continue and be binding upon the Grantees, their heirs, executors, administrators, successors or assigns for a period of fifty (50) years from the date of this deed.
10. No wrecked, junked, abandoned or unlicensed vehicles may be stored on the property.

11. No swine shall be permitted.

12. No wrecking yards, feed lots or junkyards of any kind or character shall be permitted.

13. Maintenance on the property must be kept up, this includes but is not limited to keeping the grass mowed and tree limbs picked up. All trash must be kept picked up and in city approved containers.

14. No loud music or party's that cause a nuisance to neighbors will be permitted and are subject to fines.

15. Buyers will be responsible for maintenance and upkeep of the house and property at all times. Maintenance that is not properly kept up will be subject to fines.

16 Grantors will have permission to enter the property at any time and will have permission to enter the house with a 2-day written notice. This will be allowed quarterly each year or as needed by Grantor for inspection that maintenance is being done properly.

#### TICKETS AND FINES

These rules will be enforced by tickets and fines that will come due at the time of your monthly payment. There will be one warning to correct the problem at no charge for maintenance type problems, loud music or nuisance type problems will be an automatic fine. If issued a warning the buyer will have 48 hours to correct the problem with no fine, after that fines will be added to your monthly payment.

First maintenance related warning no charge with 48 hours to correct the problem.

Second warning will have a \$200 fine due at the end of month with mortgage payment, if problem is not resolved within 48 hours, an additional \$200 dollar fine will repeat itself for each 48 hours that goes by without being resolved.

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GRANTOR PRINT

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GRANTEE PRINT

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GRANTOR  
SIGNATURE

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GRANTEE  
SIGNATURE

**DATE:** \_\_\_\_\_