

ALLARDT LAND COMPANY, INC.
RESTRICTIVE COVENANTS FOR HOUSES

COVERING SUBDIVISIONS:

**FALLING WATER
CLARKRANGE WEST**

This conveyance is subject also to the following limitations and restrictive provisions which shall run with the lands and which are a part of the consideration hereof, to which the parties hereto expressly agree, and by acceptance hereof, the grantees herein expressly agree:

1. The grantee or grantees or their assigns or successor in interest, and any grantee or grantees or their assigns or successors in interest shall use the property exclusively for residential purposes and shall not re-subdivide the acreage herein conveyed.
2. Fencing on any lot on the property herein conveyed shall be limited to woven wire, chain link, painted wood, or split rail; and other fencing, expressly barbed wire fencing, shall specifically be prohibited.
3. Any building or buildings constructed on any lot on the property herein conveyed shall be no closer than 30 feet from any adjoining property line.
4. The property shall be restricted to single family type dwellings containing not less than 1200 square feet with at least 1000 square feet on the first floor, and in addition to one other out building for garage and/or storage.
5. No dwelling shall contain exterior finish of concrete blocks, tar paper, or rolled type siding or asphalt type siding.
6. Mobile or modular homes shall not be located on the property herein conveyed, either permanently or temporarily.
7. No swine, poultry, or other livestock will be kept or maintained on the property.
8. Garbage, waste and refuse will be held for collection in containers.
9. No part of the property herein conveyed will be used for the purposes of a junkyard, nor for a collection or storage area, or maintenance area, or parking area for junk, wrecked or stripped automobiles.

This conveyance is subject to any and all power lines, water lines, or easements for the same, regardless of whether same are actually of record, exist or henceforth may exist or be constructed.

Grantor reserves the right to deal freely with restrictions in succeeding conveyances of property located elsewhere in the subdivision and general area and in its sole discretion may vary, modify, add to, or omit such restrictions as it sees fit.

The restrictions set out herein shall remain in effect for a period of twenty (20) years from and after date of conveyance.