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These restrictions are for the benefit of all persons who may own a portion of the land just described and may be enforced by any owner against any other person using any parcel of this land by action for damage, for injunctive relief, or for both.

Each restrictive provision is independent and judicial modification or invalidation, or other amendment, abandonment or repeal of a restriction shall not affect any other restriction.

These restrictions shall take effect on the date of execution. After January 1, 1980 any restriction may be abolished by vote of two-thirds of the lot owners (each lot to entitle its owner to one vote). All restrictions shall expire on January 1, 1990.

The restrictions are as follows:

1. There shall be a thirty foot front set back line and a building line of five feet on each side of each lot. If any structure is erected upon two lots or upon a lot and a portion of another lot, the side building lines of such lots shown on the plat shall be void and a building line of ten percent of the width of the enlarged lot shall be imposed.

2. This property shall not be used other than for single family residences, schools and churches. A garage for no more than two cars may be erected in addition to a single family residence on each lot.

3. This property shall not be used for business purposes of any description, primarily or in combination with residential use, nor shall any business inventory be stored upon the premises.

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