

Restrictive Covenants for: **Addeane Smith Estate Property Tracts 1-22**

The following restrictions shall be placed in each deed.

1. No Single wide manufactured homes allowed.
2. Double wide modular/manufactured homes shall be permitted provided they are 24 feet wide or wider, placed on a permanent finished foundation (examples include brick, split-faced block or stucco), have a corrugated metal or shingle roof and they shall not be over three (3) years old at the time of installation.
3. There shall be no auto salvage and/or junk yards on the premises. Any automobile/vehicle not registered in the current year shall be deemed junk and must be removed.
4. There shall be no swine or commercial chicken houses on the premises. However other livestock shall be permitted.
5. All exterior materials must be at least at or above the International Building Codes.
6. Upon the commencement of construction of any building or other structure, all construction shall be pursued to completion with due diligence, and no construction shall be abandoned or discontinued prior to completion for more than ninety (90) days. In any event, construction must be completed within twelve (12) months of its commencement.
7. Builders shall maintain lots and construction sites in a clean manner during construction, and trash and excess material shall be cleared at least once a week. Mud or debris on the street caused by new construction must be cleaned with reasonable promptness by the contractor causing such to occur.