

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS, which shall be covenants running with land:

1. There shall be no activity upon the property which creates a noise or odor bothersome to area residents.
2. Garbage, trash, waste, debris, scrap and like items are to be protected from view from adjacent property and vehicular traffic upon roads.
3. There shall be no house trailers or factory-built dwelling units for occupancy or for sale placed upon property.
4. The property shall not be used for any commercial purpose except Joe W. Nanney may do whatever he pleases with tract at end of 20 foot private roadway to southwest corner of these tracts to include operating office for sale of real estate.
5. The property shall not be used for the following or similar purposes: (a) Rendering or chemical operations; (b) Automobile or motorcycle race track; (c) Livestock feed lot; (d) Dump, waste disposal or salvage, including junk vehicles, scrap, trash or other waste items.
6. There shall be no more than one dwelling erected on each tract.
7. There shall be no further subdivision of any tract.
8. ROADS:
 - a. An easement is granted to each property buyer for travel on and maintenance of the private road between owned property and the Scale Road/Kentucky Priority Route #795...by the most direct route.
 - b. Property owners were told the county may never maintain roads. Maintenance of the road and right-of-way is the sole responsibility of buyers of property referenced hereon and not Joe W. Nanney.
 - c. The developer may landscape any road right-of-way or remove anything placed on the right-of-way. Driveways and tiles thereunder shall be kept open and so installed and maintained as not to impede the flow of water along the right-of-way...If tiles are crushed or inadequate in size, they may be removed by the developer.
 - d. Joe W. Nanney does not warrant roads to be usable or safe for vehicular traffic or walking or traveling thereon.
9. At the discretion of developer, landscaped and recreational areas shall be established, maintained, not maintained, or converted to private use---this, irrespective of the number of years said areas may have been devoted to these purposes.....No presentations to the contrary were made.
10. Property owners herewith agree that neither the developer nor any owner of property here can allow a parcel to become unsightly due to what is or is not accomplished thereon.....Proof of same in court, with a complaint signed by three or more property owners, is all that's needed to allow the parcel(s) to be sold to the highest bidder by Marshall County Master Commissioner. The proceeds of sale go first to cover all transactional costs, with balance to property owner(s).

LEGEND:

- ⊙ = REBAR 120N PIN (UNLESS NOTED)
 ○ = POINT