

EXHIBIT "A"

PHASE ONE - OBED COMMUNITY DEVELOPMENT RESTRICTIONS

- A. Seller shall retain an easement for utilities until such time as all property is sold. After sale of land, utility easements shall remain open and available for maintenance.
- B. Any residence dwelling must contain not less than 1000 square feet, must have rustic, natural, earth tone exterior of either stone, rock, wood, log or neutral colored brick siding. Vinyl siding shall not be permitted. Construction must be finished within 12 months from start date. Structures not used for a residence may be constructed from other materials. Exterior of buildings must be painted or stained.
- C. All buildings must be set back not less than 100 feet from road.
- D. Any makeshift or temporary dwelling shall be permitted only during hunting season or weekend visits, but must be removed when unoccupied.
- E. Seller shall be responsible for road maintenance until which time all property is sold or road is accepted by Morgan County Road Department.
- F. When all property is sold maintenance expense of common roads and common areas shall become the shared responsibility of the land owners.
- G. Property owners shall have the right to keep roads private or turn roads over to the Morgan County Road Department.
- H. The property shall be kept free from trash, junk and inoperative vehicles.
- I. No domestic animals shall be permitted to run loose. They must be kept within the property of the owners.
- J. All fencing must be of uniform material and constructed in a professional manner if it can be seen from a roadway.
- K. No swine are permitted.
- L. No more than one (1) residence dwelling per five (5) acre tract. No single, double, or triple wide mobile homes of any classification shall be permitted.
- M. K & S Properties agree that no modifications or amendments shall be made to said restrictions that would have a direct offset on property herein conveyed.
- N. No homeowners associations shall be formed to govern or influence residential dwellings or property of landowner.
- O. These covenants and restrictions shall only apply to the property herein conveyed and shall not be construed as creating any requirement to restrict any of the remaining property located within the original tract of which this property is a part.