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0290-764

**JAMES FARM RESTRICTIONS
JAMES FARM APPEARS OF RECORD IN
PLAT CABINET B, SLIDE 540.
THE FOLLOWING RESTRICTIONS APPLY
TO LOTS 1, 1-A, 1-B, 1-C, 1-D, 1-E, 2, 3, 4, 5, 6, 7, 8, 9 & 10**

All tracts sold thereon shall be sold and conveyed subject to the following restrictions and conditions:

1. No dwelling or building shall be erected on any tract less than 100 feet from the front property line.
2. All dwellings shall be single family, for residential purposes, and shall have a minimum of 1,800 square feet of living area, excluding the garage.
3. No manufactured or factory built homes of any type are to be placed on any tract.
4. No carports shall be built on said tracts.
5. No trailer, basement, mobile home, tent shack or other outbuilding shall be placed, erected or used at any time for a residence, either temporarily or permanently.
6. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other refuse, and shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.
7. No noxious or offensive activity shall be carried on upon any tract, nor shall anything be done thereon which may be or become as an annoyance or nuisance to the neighboring tracts.
8. No swine shall be permitted to be kept on any said tract.
9. No unlicensed motor vehicles or junk vehicles may be kept, stored, permitted or maintained on said tracts.
10. The above stated restrictions shall run with the land and be binding on all owners of James Farm - Tracts 1, 1-A, 1-B, 1-C, 1-D, 1-E, 2, 3, 4, 5, 6, 7, 8, 9 & 10, for a period of 30 years from date of this instrument. At the expiration of which time they shall be automatically extended for successive periods of 10 years each, unless by vote of the majority of the then tract owners it is agreed to change the restrictions in whole or in part.

