

1. Said property may be subdivided with a minimum lot size of two (2) acres.
2. Each residential structure must contain a minimum of two thousand two hundred (2,200) heated square feet.
3. Each residential structure's exterior must be constructed completely with stone, shake, brick, stucco, hardee board or similar material, with the exception of eaves, soffits, roofs, doors and windows. No vinyl siding shall be used for the exterior of any residence.
4. No trailer, mobile home, including double-wide mobile homes, or modular homes shall be allowed on any of said property at any time or used as a residence, temporarily or permanently, nor shall any structure of a temporary nature be used as a residence.
5. In the event the said property is subdivided, there shall be no more than two (2) entrances from Gano Drive which shall be constructed in a manner similar to the entrance to South Tyger Farms Subdivision.
6. All persons hereafter accepting conveyance of any of the above-described property shall accept the same upon and subject to the above enumerated covenants and restrictions which are to be deemed covenants running with the land, and binding upon the Grantees, their heirs and assigns forever, and violation of any of the covenants or restrictions shall vest in the Grantor herein, its successors and assigns, all rights of abatement and suit in law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain such violation or to recover damages.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the within Exceptions, all and singular the said premises before mentioned unto the said Sabra L. Kennedy and Brian M. Kennedy, their heirs and assigns forever.

And it does hereby bind itself and its successors to warrant and forever defend all and singular the said premises, subject to the within Exceptions, unto the said Sabra L. Kennedy and Brian M. Kennedy, their heirs and assigns against it and its successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except, however, against