

1. All of said property must be used for residential purposes only.
2. No tract of land shall be further subdivided which would result in a tract being less than three (3) acres in size.
3. Each residential structure must contain a minimum of two thousand two hundred (2,200) heated square feet.
4. Each residential structure's exterior must be constructed completely with stone, shake, brick, stucco, Hardee board or similar material. No vinyl siding shall be used for exterior of any residence.
5. 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.
6. No Junk or salvage automobiles or equipment are allowed on the property at any time.
7. In the event the said property shall be 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.
8. No noxious or offensive trade or activity shall be carried on upon any tract or lot or shall anything be done thereon which may be or shall become an annoyance or nuisance to the neighborhood.
9. No specific time limit is placed on each tract sold from the date of sale for construction of a dwelling to begin. However, once construction begins, the property owner will have eighteen (18) months to complete construction. Prior to construction the property owner shall maintain any open land by mowing and keeping such open land free from undergrowth and debris.
10. All fencing shall be wooden or vinyl board fencing.
11. 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.