

SCHEDULE A

SUBJECT TO all easements, agreements and rights-of-way of record. Said premises shall not be subdivided and ALSO SUBJECT to the following restrictive covenants:

1. No homes shall contain less than the following square footage of habitable floor area, exclusive of basement, attic, breezeway, garage or other out building:
 - Section 1A - Lot Nos. 1, 2 & 3: 1250 sq. ft. for a single story ranch and 1650 sq. ft. for raised ranch or 2 story;
 - Section 1B - Lot Nos. 4, 5, 6, 7, 8, 10, 21, 22 & 23: 1800 sq. ft. for single story ranch and 2200sq. ft. for raised ranch or 2 story;
 - Section 1C - Lot Nos. 11, 12, 13, 14, 15, 16, 17, 18, 19 & 20: 1600 sq. ft. for single story ranch and 1900 sq. ft. for raised ranch or 2 story.
2. Said premises are to be used only for single-family residential purposes; migrant labor camps and household trailers and mobile homes shall be prohibited.
3. A garage must be constructed and maintained in connection with each dwelling house for the storage of vehicles, lawn tools, etc. Such garage may be separate from, attached to, or incorporated in the dwelling house. However, no garage or other out building shall be placed, erected or maintained on any part of said premises except for use in connection with the residence already constructed or under construction at the time such garage or other building is placed or erected upon the property.
4. No sign of any character shall be displayed or placed upon any part of the property except for rent or for sale signs referring only to the premises in which displayed and not to exceed 2 square feet in size and one sign to a property.
5. No building or any part thereof including garages and porches shall be erected on said premises closer than 75' (45' for Lot #3) to the street pavement edge or closer than 20' to either side lot line or closer than 40' to the rear lot line (provided, however, that in case of corner lots, the set back from the side street line shall not be less than 45'). Where 1 1/2, 2 or more lots are acquired as a single building site, side lot line shall refer only to the lot lines bordering the adjoining property owners. Notwithstanding anything to the contrary herein, party of the first part shall have the right to permit reasonable modifications of the set back requirements where in its discretion, strict enforcement of the set back provisions would work a hardship.
6. No boundary line, fence, hedge or wall shall be permitted with a height or more than 4'. The heights or elevations of any such walls, fence or hedges shall be measured from the existing elevations of the property at or along the applicable points or lines.
7. No horses or other livestock shall be kept or stabled on said premises. No more than a reasonable number of customary household pets may be kept on said premises, provided, however, that the provisions shall not be deemed to permit the keeping of domestic fowl.
8. Said premises shall not be used in whole or in part for the storage of rubbish of any character whatsoever nor for the storage of any property or thing that will cause such lot to appear in an unclean or untidy condition that will be obnoxious to the eye. No substance, thing or material shall be kept upon any lot that will or might disturb the peace, quiet, comfort or serenity of the occupants of surrounding property.
9. The foregoing restrictive covenants are for the benefit of and shall be enforceable only by party of the first part (Chrisantha, Inc.) and those to whom it specifically assigns its rights of enforcement.