

EXHIBIT "A"

COVENANTS, CONDITIONS AND RESTRICTIONS:

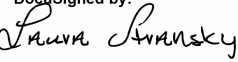
As part of the consideration for this deed the above described tract of land is hereby made subject to the following covenants, conditions and restrictions:

1. The property shall not be used for the wrecking or salvage of automobiles, scrap products, recycling or for the collection of any kind of such products, trash, junk, or other waste materials. No motor vehicles that are not kept licensed and in good operating condition shall be allowed to be kept or repaired on the property except in an enclosed garage or building. No appliances or any part thereof may be stored or permitted to remain on any of the real estate unless the same is stored in a fully enclosed building. No salvage business is to be conducted on the property.
2. No singlewide or doublewide mobile homes shall be permitted on the property. Any other building that can be used as a residence shall be placed on a permanent foundation or slab. One Recreational vehicle may be kept on the premises.
3. The property shall not be used for commercial livestock confinement operations including dog kennels. A reasonable number of animals may be grazed if there is pasture to do so.
4. The Grantor or his successors and or assigns shall have the right to sue for, and obtain an injunction, prohibitive or mandatory, to prevent the breach or to enforce the observance of the restrictions above set forth in addition to the ordinary legal action for damages; and failure of the owners, the successors and assigns, or owners of any part of the property, to enforce any of the restrictions herein set forth at the time of their violation shall in no event be deemed to be a waiver of the right to do so thereafter.
5. The above restrictions set forth shall continue and be binding upon the owners of the land and upon their successors and assigns for a period of twenty-five years from April 15, 2021.
6. These restrictions shall be deemed as covenants running with the land and shall be binding upon all future owners of the above-described real estate.

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