

DEED RESTRICTIONS FOR SARDINIA FARMS

Subject to the following protective covenants and restrictions. Seller and his assigns may enter onto the property in order to ensure compliance with these restrictions and may delegate this inspection to third parties. All purchasers of these farms, for themselves, their heirs and assigns by acceptance of the conveyance of the farm, agree to be bound by the covenants herein contained, which shall remain in full force and effect until December 31, 2036.

1. All tracts shall be for single family residential use with customary outbuildings. No structure shall be used for any type of business or commercial enterprise other than agriculture.
2. All residences shall contain a minimum of 1,200 square feet of indoor heated area, excluding porches and garages. All homes must be of traditional style and structure and be completed within one year of the beginning of construction. All homes must be built by professional contractors unless self-construction is approved in writing by Seller. Single-wide and double-wide mobile homes are prohibited. Modular homes having a minimum 5-12 roof pitch are permitted provided they are constructed according to state and local building code regulations.
3. Prior to construction of any buildings (including houses, barns, garages and out buildings) the plans must be approved by Sardinia Farms, LLC, an Ohio Limited Liability Company. Only new material may be used on the exterior of any building.
4. No incomplete or junk type structures shall be permitted on the property, and no temporary house, shack, tent, camper, school bus or recreational vehicle shall be used as a dwelling, either temporary or permanent.
5. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
6. No animals may be raised or kept for commercial purposes except as stated below. Household pets may be kept provided they are not kept, tied, or maintained for commercial purposes. ALL SWINE ARE PROHIBITED, including miniature or pet animals. No more than two horses or two cows per acre are permitted. Goats, sheep, chickens and other livestock are prohibited.
7. Before occupancy of any residence, a sewage disposal system shall be installed in conformity with the minimum standards of the County Board of Health. In addition, the disposal system must be maintained in accordance with the standards of the county Board of Health. Outhouses are prohibited.
8. Any motorized vehicles left unattended or without current license plates and registration for more than 30 days shall be removed from the property at the owner's expense. No junk or non-operative vehicles shall be kept on the property. The open storage of any vehicle(s) which are abandoned, nonfunctional, in a state of disrepair, or lacking a valid license on any portion of tract is strictly prohibited (unless the vehicle is stored in a completely enclosed building). All recreational vehicles, boats, tractors and similar vehicles shall be kept behind the residence when not in use. Transport trucks or construction equipment may not be stored or parked overnight on the property, unless placed in a fully enclosed storage building. No items may be stored or kept on the property until after the construction and occupation of a dwelling.
9. Only one dwelling per tract is permitted. Tracts 7 and 8 may be subdivided once. Other tracts may not be subdivided without the express written consent of the Seller, Sardinia Farms, LLC. This statement of consent must be included in any future deed creating a new tract subdivision or such subdivision and transfer shall be void. Any properly subdivided tract shall be eligible for one dwelling. Sardinia Farms, LLC may grant to itself the right to subdivide tracts, whether owned now or acquired in the future.
10. Driveways are to be built using a proper culvert, and shall be constructed of concrete, gravel, asphalt or chip and seal material.
11. If any restriction, or part of any restriction, shall be declared invalid, illegal or unconstitutional by any federal or state court, or by any government agency or body, or any other manner, all other restrictions shall remain in full force and effect. Where these restrictions differ from any zoning or other regulations of White Oak Township or Highland County, the stricter shall apply.

Subject to all laws of the United States, the State of Ohio, Highland County, White Oak Township and their respective subdivisions.

SUBJECT TO ALL ZONING LAWS AND HEALTH DEPARTMENT REGULATIONS OF HIGHLAND COUNTY, OHIO.