

RESTRICTIVE COVENANTS FOR OAK MEADOWS

1. That no improvement or mobile or structure of any kind shall be placed within five (5) feet of the side yard line or thirty (30) feet of the street, and that location of all improvements, mobiles, or structures shall be determined by the grantor, its Successors or Assigns.

2. That the purchaser may not place any mobile or modular home on a lot until the site plan has been approved by the grantor, its Successors or Assigns, and no mobile or modular home which contains less than seven hundred twenty (720) square feet shall be placed on any lot; that mobile homes, when placed on purchasers' lot, must have underside completely enclosed; that individual gas bottles and oil tanks be buried or enclosed.

3. That all mobile homes to be placed on a lot must be in reasonably good physical condition and must be previously approved by the grantor, its Successors or Assigns, and then approval shall not be unreasonably withheld.

4. That no additions or any building of any kind, either temporary or permanent or any change in grade may be constructed or accomplished without the prior written approval of the Grantor, its Successors or Assigns.

5. That the purchaser will keep and use his property in a careful manner so as not to unreasonably interfere with his neighbors and to keep his lot and home in a reasonably good condition; grass must be cut to a maximum of six (6) inches at all times.

6. That trash and garbage cans shall be placed only in enclosures which shield them from view from the street and adjoining properties which structure shall have been approved by the grantor, its Successors or Assigns.

7. That no television antennas shall be erected without prior written approval of the grantor, its Successors or Assigns.

8. That no commercial activity of any type shall be conducted in the residential lots plotted in Oak Meadows, and that no structures shall be for other than a single family dwelling on each lot.

9. That only umbrella type wash lines shall be used and no wash shall be hung in public view on Sundays or Holidays.

10. That no mini bikes or motorcycles, unregistered, motor vehicles and cars with loud mufflers be operated in the Oak Meadows development.

11. That travel trailers, boat trailers, and like vehicles shall be parked only in designated dead storage areas.

12. That any construction of a dwelling or addition must be completed and yard graded within nine (9) months from initial ground breaking.

13. That no fences or walls shall be erected in front of yards nor may any fence or wall be erected in rear yards in excess of three (3) feet in height.

14. That all dwellings shall be connected at the lot owners expense to the central water system. Said connection fee is estimated to be \$100.00 as of the date of this instrument is recorded. It is further more expressly understood that all charges for water at rates as may be from time to time

established, shall be and constitute liens and encumbrances on the land affected thereby and improvements thereon and that by the acceptance of title to any of the land with respect to which these covenants and restrictions are imposed, the owner or owners thereof shall be deemed to have agreed to the imposition of such liens and encumbrances on the date on which the respective connection fees are due. Charges for water service will become a lien or encumbrance upon the rendering of bills or statements for the same. Said lien may be enforced in the manner provided by law or on behalf of the Company or any other person, firm or corporation to whom such connection fees or charges are due.

15. That all lot owners provide off street parking.

16. Each property owner agrees to pay his pro rate share upon assessment by a non-profit corporation which shall operate the utilities, maintain the streets and other public areas of the development. Each property owner shall have one (1) vote per lot owned and each property owner grants unto the said non-profit corporation perpetual easement to enter upon its property to maintain and make such repairs to the utilities as the manager of the non-profit corporation deems necessary.

17. These restrictions shall be enforceable by appropriate suit in the Court of Chancery of the State of Delaware by the grantor, its Successors or Assigns or any property owner in said development.