

THE PLAT COVENANTS, CONDITIONS AND RESTRICTIONS

1. Lots 201, 202, 203 and 204 shown on Page One (1) of this plating document are hereby reserved for a single family residential use and shall have erected thereon one single unit of residential use. Each lot shall contain an area which exceeds the other lots in the case of a higher than average lot area. The area of the lot shall be determined by the platting document. The area of the lot shall be determined by the platting document. The area of the lot shall be determined by the platting document.

2. The lots are hereby restricted to residential use. All buildings or structures erected upon said lots shall be of new construction and shall conform to the requirements of the applicable building codes. The lots shall be used for residential purposes only. The lots shall be used for residential purposes only. The lots shall be used for residential purposes only.

3. The lots shall be conveyed as a separately designated and legally described freehold estate subject to terms, conditions and provisions hereof. The lots shall be conveyed as a separately designated and legally described freehold estate subject to terms, conditions and provisions hereof. The lots shall be conveyed as a separately designated and legally described freehold estate subject to terms, conditions and provisions hereof.

4. The lots are hereby reserved for all irregularities and extensions, roofs, eaves and overhangs, fixtures and overlaps which are a part of the initial architectural design and construction of the buildings. The lots are hereby reserved for all irregularities and extensions, roofs, eaves and overhangs, fixtures and overlaps which are a part of the initial architectural design and construction of the buildings.

5. Utility easements for installation and maintenance of utilities, including water and sewer lines, shall be reserved in areas designated on the platting document. Utility easements for installation and maintenance of utilities, including water and sewer lines, shall be reserved in areas designated on the platting document.

6. Streets, common parking areas, common driveways and walkways, as shown on the schematic site plan attached hereto as Exhibit "A" and incorporated by this reference, shall be reserved for the common use and enjoyment of the Owners of the lots and their families and guests. Streets, common parking areas, common driveways and walkways, as shown on the schematic site plan attached hereto as Exhibit "A" and incorporated by this reference, shall be reserved for the common use and enjoyment of the Owners of the lots and their families and guests.

7. Common areas as shown on the plat, including the amenity building, are reserved for the common use and enjoyment of the Owners of lots in this Addition and are a part of the common area. Common areas as shown on the plat, including the amenity building, are reserved for the common use and enjoyment of the Owners of lots in this Addition and are a part of the common area.

8. Except in the individual patio area apartment to a cluster house, no planting or gardening shall be done and no fences, hedges or walls shall be erected or maintained upon any portion of the lots. Except in the individual patio area apartment to a cluster house, no planting or gardening shall be done and no fences, hedges or walls shall be erected or maintained upon any portion of the lots.

9. Exterior alterations, additions or changes to any dwelling situated upon the lots shown, or changes in fence, hedges, walls, structures and paved areas, shall be commenced, erected or maintained only upon the approval of the Board of Directors of Eagle Valley Farm Homeowners Association, Inc. Exterior alterations, additions or changes to any dwelling situated upon the lots shown, or changes in fence, hedges, walls, structures and paved areas, shall be commenced, erected or maintained only upon the approval of the Board of Directors of Eagle Valley Farm Homeowners Association, Inc.

10. Architectural guidelines, including but not limited to the Department of Planning and Zoning, shall be followed in the construction of any building on the lots. Architectural guidelines, including but not limited to the Department of Planning and Zoning, shall be followed in the construction of any building on the lots.

11. All elevations, including but not limited to the Department of Planning and Zoning, shall be followed in the construction of any building on the lots. All elevations, including but not limited to the Department of Planning and Zoning, shall be followed in the construction of any building on the lots.

12. The lots shall be used for residential purposes only. The lots shall be used for residential purposes only. The lots shall be used for residential purposes only. The lots shall be used for residential purposes only.

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