

1. USE AND DENSITY RESTRICTIONS.

1.1 Use Restrictions.

1.1.1 Grantee agrees that the Property may only be used for single family residential use. The home on the Property shall have an enclosed heated and cooled square footage of 1,200 square feet or more. Mobile homes, trailers, campers, recreational vehicles (e.g., RVs) and/or tiny homes may not be used as residential structures and are specifically not allowed on the Property; provided that Grantee may park or store a camper or recreational vehicle on the Property so long as no person is residing in or occupying such camper or recreational vehicle while on the Property. One (1) Accessory Dwelling Unit ("ADU") (defined below) may be constructed on the Property. No ADU may be used as a primary residence. For the purposes of this Section 1.1.1, "ADU" shall mean a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home.

1.1.2 No building or other structure may be constructed within 50 feet of any front or back Property boundary or within 25 feet of any side Property boundary.

1.1.3 Without limitation of anything in this Section 1.1, no business or business activity shall be carried out on or upon the Property at any time, except for remote home work or agricultural practices related to homesteading and equine activities (including, without limitation, boarding, training and breeding). Any and all Livestock must be securely kept within fences, and all such fences shall be maintained and secured at all times. For purposes of this Section 1.4, "Livestock" shall mean cattle, sheep, horses, goats, and other domestic animals ordinarily raised or used on the farm.

1.1.4 The Property may not be used for any other purpose or use except as provided in this Section 1.1 without Grantor's prior written consent.

1.2 Vehicles; Disposal Yards. The Property shall not be used for a junkyard or disposal yard for waste or debris. Waste or garage shall be kept in sanitary containers and kept out of sight of the road and any neighboring lot owners. Vehicles without current, valid tags and registration must be kept in a garage.

1.3 Compliance with Laws. Grantee will comply, at its expense, with all environmental, land use and any other ordinances (including, without limitation, any wastewater regulations), statutes and regulations applicable to the Property or to the improvements constructed thereon, as well as to all governmental rules, regulations, statutes and ordinances applicable to Grantee in connection with its development and operations of the improvements located on the Property.