

CONDITIONS AND RESTRICTIONS TO MEN WITH THE LAND CONVEYED AND BEING MADE A PART OF THE LAND OF HI-LANDERS LTD OF DONALD J. WILLIAMS, SR.

1. Only single family dwellings may be constructed of not less than 800 square feet of living space and plans for such structures must be approved by a committee of at least three property owners.
2. In addition to the purchase price, the sum of \$200.00 must be paid within ninety days from date as payment on water line and an additional payment of \$200.00 must be paid as tap-on fee at time of tap-on.
3. No dwellings shall be constructed of cement block nor shall there be placed on any lot a mobile home or house trailer.
4. All property lines shall extend to the center of adjacent roads and must be maintained and repaired by the property owners.
5. If the majority of land owners agree, all property owners shall give sufficient deed to the County for dedication of a public roadway.
6. Each lot shall have an easement for the purpose of a public road and for the purpose of water drainage from the road.
7. A fifteen (15) foot easement on each lot shall be required for utilities.
8. All lighting expenses shall be shared and paid equally by the property owners proportionately.
9. As part of each deed, each lot or tract owner shall own a proportionate equal undivided interest in Williams Road from the point of commencement at the dead-end road to the southern boundary of Hi-Land rs Ltd property line and each shall be responsible for the maintenance and repair of same equally.
10. All contracts for sale and Bonds for Title shall have a minimum payment period of twenty four (24) months and a maximum payment period of eighty four (84) months.

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