

EXHIBIT A

BRUNER BAIERA FARM PROTECTIVE COVENANTS

- 1.) The following protective covenants are covenants running with the land, and shall continue in full force and effect until January 01, 2075 (through injunction or otherwise) by any owner acquiring any part of the land acquired by the undersigned in Washington Township by Deed recorded in O.R. Vol. 378 Pg. 1803 in the land records of Monroe County, Ohio.
- 2.) Permanent dwellings shall be restricted to the specifications of HUD approved sectional homes and the Ohio Basic Building Code on modular homes setting upon either a crawl space or basement and shall be new at time of placement. New constructed site built homes are permitted and shall be built with new materials, on crawl space, slab or basement.
- 3.) Any mobile homes placed on the above subject property shall be 20 years old or newer at time of placement and shall be under skirted at time of placement.
- 4.) No inoperative or unlicensed vehicles may be placed on said lot. No accumulation of discarded personal effects, debris, waste, garbage or any unsightly objects or matter will be permitted on any lot.
- 5.) No noxious or offensive activity shall be carried on upon any lot.
- 6.) Before occupancy of any house or mobile home, a sewage disposal system shall be installed in conformity with the minimum standards required by the County Board of Health.
- 7.) Before any construction takes place, purchaser must contact the local government authority to make sure they are in compliance with the local laws.
- 8.) No incomplete or junk type structures shall be permitted on the property. No temporary house, shack, tent, camper, school bus, or recreational vehicles shall be used as a permanent dwelling; however, camping with customary structures or vehicles, is permitted on any tract. These structures can have less than 700 square feet including site built cabins that are used for camping.
- 9.) Any residence erected on said lots shall be at least 700 square feet of indoor heated area (excluding basement and garage) and shall have a finished siding such as rustic wood, frame, brick veneer, press board, or contemporary siding.
- 10.) Chicken and swine are permitted for personal use only.
- 11.) Dogs, cats and other household pets shall not be bred or maintained for commercial purposes.
- 12.) Any building or structure placed on said property shall be set back a minimum of 75 feet from any government road unless a lesser set-back is requested by public authority.
- 13.) Where protective covenants and Monroe County of Washington Township Zoning Ordinances are in conflict, the stricter requirement will prevail.
- 14.) Invalidity of any of these covenants by judgment of court order shall, in no way affect any of the other provisions, which shall remain in full force and effect.
- 15.) Nothing contained herein shall be construed as creating any obligation on the part of Bruner Land Company, Inc. to enforce these Protective Covenants.
- 16.) The purchasers of this farm, for themselves, their heirs and assigns, by the acceptance of the conveyance of this farm, agree to be bound by the covenants contained herein and are the primary enforcers of these covenants.

