

## EXHIBIT A

### BRUNER DIVER FARM PROTECTIVE COVENANTS

- 1.) The following protective covenants are covenants running with the land until 1/1/2075, and may be enforced (through injunction or otherwise) by any owner acquiring any part of the land acquired by the undersigned in Berlin Township by Deed recorded in O.R.Vol. 6320 Pg. 2683 in the land records of Mahoning 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.
- 3.) No single wide mobile homes shall be permitted on the above said property
- 4.) No inoperative or unlicensed vehicles may be placed on said lot. No accumulation of discarded personal effects, debris, waste, garbage, or any unsightly object 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, 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 swine or fowl shall be permitted for commercial purposes on the above subject property. Larger domestic farm animals (including but not limited to horses, cattle, sheep, goats and llamas) are permitted. The pasture shall not be over grazed but shall be healthy and thick, and weeds shall be controlled so that neither shall be offensive to adjoining neighbors.
- 9.) All lots are to be used for residential, agricultural, and recreational purposes (though the lot owner may store equipment and material used in a business in a well constructed enclosed building on the property). The property is not to be used for commercial enterprises (with customers coming and going ) with the exception of churches, day care centers, riding stables, horse farm, cattle farm, or truck farm (fruits and vegetables).
- 10.) Dogs, cats and other household pets shall not be bred or maintained for commercial purposes.
- 11.) 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 1000 square feet including site built cabins that are used for camping.
- 12.) Any residence erected on said lots shall be at least 1000 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.
- 13.) Any building or structure placed on said property shall be set back a minimum of 75 feet from the center of the existing road unless a lesser set-back is requested by public authority.
- 14.) Where protective covenants and Mahoning County of Berlin Township Ordinances are in conflict, the stricter requirement will prevail.
- 15.) Invalidation 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.
- 16.) Nothing contained herein shall be construed as creating any obligation on the part of Bruner Land Company, Inc. to enforce these Protective Covenants.
- 17.) 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.