

## EXHIBIT A

### BRUNER EWING 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 Milton Township by Deed recorded in O.R. Vol. 6355 Pg. 2341 and O.R. Vol. 6533 pg. 2345 in the land records of Mahoning County, Ohio.
- 2.) Permanent dwellings shall be restricted to the specifications of HUD approved sectional homes, the Ohio Basic Building Code on modular homes setting upon either a crawl space or basement and new constructed site built homes. Any homes will be new at the time of placement and built with new materials.
- 3.) No single wide mobile homes shall be permitted on the above subject 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 tent, camper, school bus, or recreational vehicles shall be used as a residence, either temporary or permanent.
- 9.) Commercial enterprises are permitted but all alcohol sales are prohibited.
- 10.) Any residence erected on said lots shall be at least 1500 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.
- 11.) 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.
- 12.) Where protective covenants and Mahoning County of Milton Township Ordinances are in conflict, the stricter requirement will prevail.
- 13.) 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.
- 14.) Nothing contained herein shall be construed as creating any obligation on the part of Bruner Land Company, Inc. to enforce these Protective Covenants.
- 15.) 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.