

## EXHIBIT A

### BRUNER RIDGETOP CAPITAL 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 Island Creek Township by Deed recorded in O.R.Vol. 1047 Pg. 987 in the land records of Jefferson County, Ohio.
- 2.) Any mobile home placed on said property shall not be over 10 years of age at time of placement, shall contain a minimum of 700 square feet and shall be under skirted at time of placement and shall contain vinyl siding.
- 3.) 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.
- 4.) No noxious or offensive activity shall be carried on upon any lot.
- 5.) 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.
- 6.) Before any construction takes place, purchaser must contact the local government authority to make sure they are in compliance with the local laws.
- 7.) 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.
- 8.) 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.
- 9.) 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.
- 10.) Where protective covenants and Jefferson County of Island Creek Township Zoning Ordinances are in conflict, the stricter requirement will prevail.
- 11.) 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.
- 12.) Nothing contained herein shall be construed as creating any obligation on the part of Bruner Land Company, Inc. to enforce these Protective Covenants.
- 13.) 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.