EXHIBIT A

BRUNER RIBOLT EPWORTH 2 FARM PROTECTIVE CONVENANTS

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 by Deed recorded in Book 281 Page 360-370 in the office of the Clerk of Lewis County, Vanceburg, Kentucky.
2. Any single wide or double wide home placed on said property shall not be over 5 (five) years of age at time of placement, shall contain a minimum of 700 square feet and shall be under skirted at time of placement.
3. No more than 2 (two) residences per lot.
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 obnoxious or offensive activity shall be performed upon any lot.
6. Before any construction takes place, the purchaser must contact the local government authority to make sure they are in compliance with the local laws.
7. Before occupancy of any home, a sewage disposal system shall be installed in conformity with the minimum standards required by the county Board of Health.
8. No fighter chickens.
9. All lots are to be used for residential, agricultural, or recreational purposes, 9though the lot owner may store equipment and materials 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 exceptions of churches, riding stables, horse farm, cattle farm, or truck farm (fruits and vegetables), poultry eggs, goats and sheep.
10. Dogs, cats, and other household pets shall not be bred or maintained for commercial purposes with the exception of Livestock Protection Dogs.
11. No tent, camper, or recreational vehicles shall be used as a residence, either temporary or permanent except for the purpose of monitoring building of home for a period not to exceed one year. Campers and tents may be used for recreational purposes only and must be set back a minimum of 50 feet from the center of the existing road.
12. While said property is mortgaged with Bruner Land Company, Inc., no timber shall be removed (sold) from said property without written permission from Bruner Land Company, Inc.
13. Any building or structure placed on said property shall be set back to a minimum of 75 feet from any government road unless public authorities request a lesser setback.
14. Where protective covenants and Vanceburg, Kentucky of Lewis County Ordinances are in conflict, the stricter requirement will prevail.
15. Invalidation of any of these covenants by judgement 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.