



Image ID: 000002429202 Type: OFF
Kind: DEEDS

Page 4 of 4

BK 3030 PG 945

EXHIBIT A

BRUNER VINT PROTECTIVE COVENANTS

- 1.) The following protective covenants are covenants running with the land, and shall continue in full force and effect until January 01,2050, (through injunction or otherwise) by any owner acquiring any part of the land acquired by the undersigned in Harrison Township by Deed recorded in O.R.Vol. 2853 Pg. 258 in the land records of Muskingum County, Ohio.
- 2.) 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.
- 3.) No noxious or offensive activity shall be carried on upon any lot.
- 4.) 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.
- 5.) Before any construction takes place purchaser must contact the local government authority to make sure they are in compliance with the local laws.
- 6.) No incomplete or junk type structures shall be permitted on the property. No temporary house, shack, tent, camper, school bus or recreational vehicle shall be used as a permanent dwelling; however, camping, with customary structures or vehicles, is permitted on any tract.
- 7.) Where protective covenants and Harrison County of Harrison Township Ordinances are in conflict, the stricter requirement will prevail.
- 8.) 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.
- 9.) Nothing contained herein shall be construed as creating any obligation on the part of Bruner Land Company, Inc. to enforce these Protective Covenants.
- 10.) 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.