

SUBJECT TO and TOGETHER WITH the following covenants and restrictions of Royal View Subdivision:

1. The lots shall be used for single family residential purposes only. No other structure other than a garage or shed shall be built without the prior written approval of the Developer or its successors and assigns to whom this right is respectively conveyed.
2. No use shall be made of the land to interfere with the quiet enjoyment of its natural state. No signs, billboards, posterboard or advertising structure of any kind shall be erected or maintained on any lot or structures for any purpose except such "for sale" signs as may have been approved by the Developer, its successors or assigns.
3. No lot shall be further subdivided into smaller lots.
4. The minimum square footage for each home shall be 2000 square feet exclusive of open porches and garages.
5. No temporary structure, excavation or basement shall be permitted, placed, moved onto or erected on any lot. Once construction has begun, an owner shall have 18 months to completely finish the exterior of the home, including siding, windows and doors.
6. No mobile homes, modular or manufactured homes, "A" frame or log sided homes may be permitted in the development. All home designs shall be submitted for approval to the Developer, its successors or assigns.
7. No motorized, off road vehicles shall be operated on any lot or subdivision roadway, including but not limited to snowmobiles, trail bikes and all terrain vehicles. This shall not prohibit the ownership thereof, provided they are stored and not visible from subdivision roadway. Lettered commercial vehicles, boats or campers shall be kept stored, placed or left where it may not be seen by the general public or other owners.
8. Tanks for storage of fuel maintained on any lot shall be either buried or enclosed.
9. No fowl, hoofed animals or any other type of animals may be kept on any lot other than usual household pets in conformity with the Town of Conway. An owner shall remove any pet of any type that interferes with the quiet enjoyment of the subdivision or presents a threat to an owner. Each owner shall maintain control of all pets and promptly remove any animal waste from any part of the development.
10. No rubbish, junk, cuttings or other refuse shall be deposited or permitted to remain on any lot. No trash, ashes, or other refuse may be thrown or dumped on any land. Each owner shall provide suitable receptacles for the collection of refuse, which shall be screened from view.
11. No clothesline, television antennas, appliances, air conditioning compressors or other personal property of a similar nature shall be kept, stored, placed or left where it may be seen by the general public or other owners.
12. No unregistered or unrepairable motor vehicle shall be moved or kept on any lot.

13. All electrical, telephone, or cable service lines shall be placed underground and no outside electrical lines shall be placed overhead unless written permission shall be obtained from the Developer.
14. Each owner shall, at his expense, keep his home and its equipment in good order, condition and repair.
15. There shall be no further alteration of wetlands for lot development, driveway construction, culvert installation or for septic system setbacks.

TOGETHER WITH the right to pass and repass over the access roads situated on the foresaid tract as shown on the above-referenced plan, for all purposes for which roads are commonly used in the Town of Conway, in common with all others lawfully entitled thereto, together with the easement and right of way for access to and from the within described premises over the roadways as presently constructed or to be constructed. This reservation is appurtenant to and shall run with the land.

The undersigned Trustee, as Trustee of Lebach Realty Trust, had full and absolute power in said Declaration of Trust to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power. The Trustee's authority to convey the real estate held in said Trust is still in effect and has not been revoked or amended.

This is not homestead property.

∥