

RESTRICTIVE COVENANTS



SHIFFLET COSTRUCTION, LLC Index as Grantor and Grantee, is the owner of the following properties.

Nineteen lots shown and described on plat entitled "Foxcrest Subdivision"
Dated June 2, 2004, revised July 9, 2004, made by Howard L. Vance, L.S., Balzer and Associates, Inc.,
recorded herewith.

DECLARATION OF RESTRICTIVE COVENANTS

By this Declaration, Shifflet Construction, LLC does hereby impose the following restrictions on the lots herein above described and shall be binding on the owners thereof and their successors and assigns:

1. The property shall not be used for any purpose other than the purpose of a single family residence.
2. The property shall not be subdivided.
3. Any residence constructed shall have a minimum of 1500 square feet of finished living area, exclusive of porches, carports, decks and garages.
4. The exterior design of the dwelling shall be approved by Shifflet Construction, LLC, provided that the approval will be granted or denied within 15 days of plans being submitted to Shifflet Construction, LLC.
5. In the event a written denial from Shifflet Construction, LLC is not received within the said 15 days, the plans will be deemed approved.
6. All construction shall be completed within 12 months from the issuance of the required building permit.
7. No foundations shall have exposed cinder block or concrete.
8. A minium roof pitch of 6/12 is required on any structure placed or built on the property.
9. Neither a structure of a temporary nature or character (such as a trailer, recreation vehicle or shack) nor a garage or other out building shall be used as a residence, either temporarily or permanently.
10. No road tractor, semi-trailer, school bus or unlicensed vehicle shall be parked or kept on the property other than for the purpose of loading and /or unloading cargo or passengers. This restriction shall not apply to any unlicensed vehicle that is kept in a garage or other storage building.