

Clinton L. Ritter, of record in the aforesaid Clerk's Office in Deed Book 344, at Page 73, et seq.,

Reference is hereby made to the aforesaid instruments and the references therein contained for a further and more particular description of the property herein conveyed.

This conveyance is made subject to the easements, restrictions and building lines of record, if any, affecting the aforesaid realty and in particular made subject to the following restrictions which are real covenants and incorporated herein.

1. The property conveyed by this Deed is to be used for residential or recreational purposes only. However, it is not the intent of this restriction to prohibit a property owner from renting a residence or summer home to prospective tenants.

2. No mobile home is to be placed upon the premises, however, campers are allowed during the summer months.

3. No parcel or parcels of land conveyed by this deed may be subdivided into smaller parcels.

4. Only one single family dwelling per tract.

5. No building or structure can be placed closer than Twenty-five (25) feet to any right of way as shown on the plat.

6. There can be no commercial enterprise placed by the Buyers upon the premises and in particular involving the use of Dillon's Run. However, it is specifically and mutually agreed between the parties hereto that the Sellers on adjoining properties at their election may use Dillon's Run for commercial purposes, to-wit: a fish hatchery or fish farm.

7. The Grantee(s) agree(s) not to pollute Dillon's Run.

8. The Grantee(s) agree(s) not to place anything upon the premises which would create a nuisance or be unsightly.

9. No cabin or house can be erected upon the premises containing less than Five Hundred Seventy-Five (575) square feet of floor space and at a cost of less than Eighteen Thousand Dollars (\$18,000.00).

10. Ritter Maintenance Corporation, Inc., its successors and/or assigns reserve a five (5) foot drainage easements along the boundary lines of said parcels, if necessary, to provide reasonable access to roads in Hidden Valley Estate.

11. Grantors reserve easements for the purpose of public utilities, such as electricity, telephone, water and sewer which will run with rights of way or division lines.

12. The property hereby conveyed is subject to the Thirty (30) foot rights of way as shown on the plat, which are to be joint rights of way for the use of the Grantor(s) and the Grantee(s), his/her/their heirs and assigns, for the purpose of ingress and egress from Ritter's Hidden Valley Estates to public highways, subject however, to a covenant as evidenced by the Grantee's signature hereto, the Grantee(s) agree(s) to pay One Hundred Dollars (\$100.00) per year, plus increases, maintenance fees for Five (5) years to Ritter Maintenance Corporation, Inc., its successors and/or assigns for the cost of maintaining said rights of way, said Five (5) year period to begin on the 1st day

of January, 2003, (2002's having been prorated) with the right reserved by Ritter Maintenance Corporation to extend said Maintenance Agreement for additional five (5) year periods, said Maintenance Fees to increase as set forth in said Maintenance Agreement Contract, said increases began January, 1998.

13. Ritter Maintenance Corporation, Inc., its successors and/or assigns reserve an easement through the stream bed of Dillon's Run Hollow for the purpose of diverting water at various locations in Dillon's Run Hollow for the purpose of gardens, pipelines to man made ponds, lakes and swimming pools.

14. It is covenanted and agreed as evidenced by the Grantee's signature(s) hereto, that the Grantee(s), his/her/their heirs and assigns agree to pay One Hundred Dollars (\$100.00) per year, plus increases, to Ritter Maintenance Corporation, Inc., its successors and/or assigns, for access to and for the cost of maintaining the lake and park area situate at Hidden Valley Estates, designated and known as Carlisle-Lupton and Alexander-Matthew Park. It is further agreed that after the first five (5) year period of the original contract, that maintenance fees for the lake may be increased per the terms of the Maintenance Contract, said increases began January, 1998.

15. As evidenced by the signature hereto, the Grantee agrees that non payment of maintenance fees will create a lien upon the property and the Grantee further agrees that in the event the property is sold to a subsequent purchaser that it is

necessary for Ritter Maintenance Corporation to join in the Deed for the purpose of certifying that all maintenance dues are current.

16. The Grantee further agrees that no signs will be posted against trespassers or hunting unless their lot is a lot which a portion thereof in whole or in part is an exterior line of Ritter's Hidden Valley Estates and in that event, Hidden Valley Conservation Club "No Trespassing" signs can be posted on the line or lines which are exterior lines to the development. It being the intent of this restriction to prohibit a property owner at Hidden Valley from restricting adjoining property owners and neighbors within the development from hunting and fishing. In the event the property owners join the Hidden Valley Conservation Club, they further agree to abide by all State Game Laws and Conservation Club Regulations.

Special Restriction: Ritter Maintenance Corporation, Inc., its successors and/or assigns, as evidenced by the signature of a duly authorized Officer of said company, hereby grants to the Grantee(s) legal rights of ingress and egress to McDonald-Bass Lake, for the sole, and exclusive purpose of boating and fishing only, and the adjoining property, including the covered bridge area, subject to the covenant that the Grantee(s), as evidenced by the signature(s) hereto, agree(s) not to commit any act which will alter, change or hinder the natural state of said Lake and further agree(s) to abide by all rules or regulations which have