

Note: Refer to property deed for covenants applicable to specific property.

EXHIBIT F

This conveyance is made under and subject to the following covenants, conditions and restrictions, which shall run with the land, viz:

- (1) The premises hereby conveyed shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on the premises hereby to be conveyed other than one detached single-family dwelling, not to exceed one and one-half stories in height, and a private garage for not more than two cars. The residential building, exclusive of garage, shall have a minimum floor space of 528 feet.
- (2) No building shall be located on any lot nearer than 10 feet to the front lot line, or nearer than 20 feet in any side street line, or greater than 15 feet to an interior lot line.
- (3) Easements for installation and maintenance of utilities and drainage facilities are reserved over the front 10 feet of each lot and side and rear 5 feet of each lot.
- (4) No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.
- (5) No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that a dog, cat or other household pet may be kept provided that they are not kept, bred or maintained for any commercial purpose.
- (6) No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers.
- (7) No individual water supply system shall be permitted on any lot or building site unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State and/or local public health authorities.
- (8) No individual sewage disposal system shall be permitted on any lot or building site unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the State and/or local public health authorities.
- (9) No building or structure, including water system and sewage disposal system shall be erected upon the premises hereby conveyed without first obtaining the approval, in writing, of the Seller, as to locations, elevation, plan and design. The Seller shall approve or disapprove the said location, elevation, plan and design within 15 days after the same have been submitted.
- (10) No excavation shall be made on the premises except for the purpose of building thereon and only at the time when building operations are to commence. No earth or sand shall be removed from the premises except as part of such excavation without the written consent of the Seller.
- (11) No Purchaser shall clear his lot of brush or trees or do any burning of any nature whatever except after having first obtained the approval of the Seller in writing, such approval to specify the time and manner in which such clearing or burning shall be done.
- (12) An Association of property owners is to be formed by or with the approval of the Seller and designated by such name as may be deemed appropriate, and (when formed) the Purchaser covenants and agrees that he, his executors or assigns, shall be subject to the payment of annual dues and assessments in compliance with by-laws, rules and regulations to be promulgated by the property owners Association.
- (13) The Purchaser agrees not to sell, rent, lease or permit the premises hereby to be conveyed, excepting to persons first approved for membership in the aforementioned association, or in the event the association has not yet been formed excepting to persons first approved by the INDIAN MOUNTAIN LAKE DEVELOPMENT CORP. or its successors, nor shall signs for advertising purposes be erected or maintained on the premises.
- (14) The portion of the lands of the Seller laid down on the map as streets are not dedicated to public use and title thereto shall remain in the Seller subject to the right to convey to the association aforementioned with reservations, subject to the right of the Purchaser and those claiming under them to use the same for ingress and egress to and from the public roads, and if and when dedicated for public use shall be made subject to the right of the Seller to maintain or grant the right to maintain water mains, sewer pipes, street drains, gas mains, fixtures for street lighting, telephones and electric poles, within the lines of such roadways.
- (15) The restrictions as herein provided shall apply only to the premises hereby conveyed and may be changed by the Seller when desired by it or its successors, said restrictions being imposed for the benefit of the remaining lands of the Seller and lands which may be hereafter acquired.
- (16) The Purchasers, their heirs and assigns, are hereby granted the right and privilege of boating, bathing, fishing and ice skating in the Lake of the Seller, known as INDIAN MOUNTAIN LAKE. None of the forgoing activities are to be engaged in for any commercial purpose whatsoever.
- (17) Only boats, canoes or water crafts propelled by either oars or paddles, shall be permitted upon the water of INDIAN MOUNTAIN LAKE. No motor boats, out-board motors or kickers of any description shall be permitted on the water of INDIAN MOUNTAIN LAKE.
- (18) The conveyance is subject to mineral rights, heretofore reserved by deed or otherwise, and all other mineral rights are hereby reserved to Seller.