

PHASE II

| BLOCKS | MINIMUM SQ. FT. OF FINISHED LIVING AREA | PROJECTED NO. OF UNITS |
|--------|--|---------------------------|
| F | 2000 | 5 |
| G | 1800 | 10 |
| H | 1800 | 5 |
| I | 2000 | 10 |

PHASE III

| BLOCKS | MINIMUM SQ. FT. OF FINISHED LIVING AREA | PROJECTED NO. OF UNITS |
|--------|--|---------------------------|
| J | 1600 | 8 |
| K | 1600 | 6 |
| L | 1600 | 21 |
| M | 1600 | 7 |
| N | 1400 | 5 |
| O | 1400 | 7 |

PHASE IV

| BLOCK | MINIMUM SQ. FT. OF FINISHED LIVING AREA | PROJECTED NO. OF UNITS |
|-------|--|---------------------------|
| D | 1800 | 11 |

(2) Meadow Land Development Corporation may include in any contract or deed hereafter made, modifications or additions to the restrictive covenants with respect to the Unit or Units thereby conveyed; provided, however, that such modifications or additions

in the covenants and restrictions would be consistent with the tenor and integrity of those hereinbefore and hereinafter set forth, and in no event shall modifications be made that would alter the residential character of Meadow Land Subdivision.

(3) Once the plans of a residential home have been approved by the Building Control Committee, as hereinafter set forth in detail, and construction of the residential dwelling is commenced on any Unit, the improvements must be substantially completed, including the exterior work and grading and landscaping, in accordance with its plans and specifications as approved, within eight (8) months, subject to weather conditions only.

(4) All sidewalks are to be paved with concrete and all driveways are to be paved with concrete or blacktop within twelve (12) months of commencement of construction. Further, each dwelling shall have sufficient off-street parking to service the dwelling; it being the intention of Declarant to prohibit parking in or along streets in the Subdivision.

(5) There shall be no recreational vehicles, trailers, boats or boat trailers parked in driveways; all of same must be parked in garages.

(6) No residence shall be occupied until the same has been substantially completed.

(7) All structures constructed or placed on any Unit shall be built of new material or reconditioned material.

(8) No house or building shall be located nearer than twenty-five (25) feet to the front or rear line or nearer than fifteen (15) feet to an interior or side Unit line. For the

purpose of this restriction, eaves, steps, balconies and open porches shall not be considered as part of the construction; provided, however, that this shall not be construed to merit any portion of a building on said part of ground to encroach upon any adjoining property. (All of the above setbacks are subject to waiver and/or modification upon approval of the Building Control Committee of Meadow Land Property Owners Association.)

(9) No structure of a temporary character, trailer, basement, tent, barn or garage shall be used at any time as a residence, either temporarily or permanently.

(10) The fuel used in the dwelling or other structures shall be of the smokeless type; however, so-called fireplaces and/or wood stoves, in which wood is used as a fuel shall be excepted from this provision.

(11) No animals or livestock of any description, except the usual household pets, shall be kept on any Unit, and those pets that are kept upon any Unit shall not be permitted to run at large or cause damage or injury to other Unit owners or their Unit property.

(12) There shall be no dog breeding or other commercial animal breeding activity allowed upon any Unit.

(13) No Unit or any building erected thereon shall be used at any time for the purpose of any trade, manufacture or business of any kind, and no junk cars or any noxious, offensive or illegal activities shall be carried on upon any Unit, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

(14) No commercial signs, including "For Rent", "For Sale" and other similar signs shall be erected or maintained on any Unit except with the written permission of Meadow Land Development Corporation or except as may be required by legal proceedings.

(15) All Units, whether occupied or unoccupied, and any improvements thereon, shall be well maintained and no unattractive growth or accumulation of rubbish or debris shall be permitted.

(16) The exterior walls of all buildings, if of masonry construction, shall be of brick or stone, unless otherwise approved in Paragraph (e) hereafter. No building shall have concrete or cinder blocks or concrete masonry exposed in any manner unless otherwise approved as set forth in Paragraph (e).

(17) No outside toilet or individual water well shall be constructed on any numbered Unit. All plumbing fixtures, dishwashers or toilets shall be connected to the sewage system. Storm water shall not be allowed to flow into the sewage system.

(18) No Unit Owner other than Declarant exercising its special Declarant rights may subdivided a Unit without the written consent of the Declarant or the Building Control Committee.

(19) No dwelling of identical architectural design shall be constructed on adjoining or opposite Units in Meadow Land Subdivision.

(20) No building shall be erected, placed or altered on any Unit until the construction plans, specifications, and plot plan have been approved, in writing, by the "Building Control Committee", as to the harmony of external designs and as to location with respect to topography and finished grade elevation.

The approval or disapproval of said plans must be made in writing within a period of thirty (30) days from the date said plans are submitted to the Building Control Committee.

(21) All detached buildings and/or garages shall be constructed to match the resident dwellings and must further be reviewed and approved by the aforesaid Building Control Committee.

(22) There shall be no log homes or cabins constructed within the Subdivision.

(23) All Unit owners shall use the sanitary sewer system constructed in said Subdivision by Declarant.

(24) Each Unit owner shall provide receptacles for garbage in a screened area not visible from the road or neighboring Units in accordance with Health Department suggestions or reasonable standards as established by the Building Control Committee.

(25) Declarant shall provide appropriate easements for water, gas, and electric services, if available, to each Unit owner within ninety (90) days of application for same.

(26) The utility services provided by the Unit owner servicing the Units of said Subdivision are to be constructed underground from the street rights of way to the residential dwellings.

(27) No fuel tanks or similar storage receptacles may be exposed to public view.

(28) There shall be no satellite dishes installed or constructed within the Subdivision.

(29) All areas of a Unit exposed by construction must be seeded, stabilized or otherwise protected against soil erosion at all times. The Unit shall be returned to grade and all landscaping shall be completed within thirty (30) days of the completion of construction.

(30) In the case of fire, casualty or other disaster, each owner covenants, at the minimum, to apply all insurance proceeds to the extent necessary to return the Unit to grade. If the Unit Owner chooses to reconstruct, the Owner shall restore all buildings and landscaping to substantially the same condition in which they existed prior to the fire, casualty or other disaster.

Each Owner covenants and agrees to carry a policy of liability insurance and to name therein the Association as an insured party.

(d) BUILDING CONTROL COMMITTEE

(1) The Committee shall be composed of three (3) members to be appointed by the Board of Directors. Committee members shall be subject to removal by said Board of Directors and any vacancies from time to time existing shall be filled by appointment by the said Board of Directors.

(2) All buildings, structures and improvements, (including exterior color) erected or placed on any Unit must be approved in writing by the Building Control Committee.

(3) There shall be submitted to the Committee a complete set of the final plans and specifications for any and all proposed improvements, the erection or alteration of which is desired, and no structures or improvements (including exterior color) of any kind shall be erected, altered, placed or maintained

upon any Unit unless and until the final plans, elevations and specifications therefor have received such written approval as herein provided. Such plans shall include plot plans showing the location on the Unit of the building, utility entrances, walls, or other structures proposed to be constructed, altered, placed or maintained, together with the proposed construction material and proposed landscape planting and off street parking.

(4) The Committee shall approve or disapprove plans specifications and details within thirty (30) days from the receipt thereof. The Committee shall have the right to reasonably disapprove any plans, specifications or details submitted to it if the same are incomplete, not in accordance with any of the provisions of these restrictions or contrary to the interest, welfare or rights of all or any part of the real property subject thereto, or the owners thereof. The decisions of the Committee shall be subject to appeal or review by the Board of Directors of said Association.

(e) VARIANCES: The Building Control Committee may allow reasonable variances and adjustments of these restrictions in order to overcome practical difficulties and prevent unnecessary hardship in the application of the provisions contained herein; provided, however, that such is done in conformity with the interest and purposes of the general development scheme and provided also that in every instance such variance or adjustment will not be materially detrimental or injurious to other property or improvements in the Subdivision.