

THIS IS A TRUE AND CERTIFIED
COPY OF THE ORIGINAL
U.S. TITLE COMPANY

RESTRICTIONS OF STILL MEADOWS

See attached legal description Exhibit A.

The above described property comprises Still Meadows Subdivision and shall be subject to the following restrictions and provisions.

- 1) Single family residence of permanent construction only. Minimum above ground living space of 1800 square feet, minimum of 900 square feet on first floor if more than one story. Construction of residence must be completed within 18 months of beginning.
- 2) Outbuilding must be approved by a majority of the Trustees of Still Meadows as to their design and location.
- 3) No structure of temporary character, trailer, basement, tent, shack, garage or other outbuilding shall be used as a place of residence temporarily or permanently. No modular, doublewide, or prefab homes allowed.
- 4) No swine allowed.
- 5) Building set back lines are as follows; no building closer than 75 feet of the road easement or 30 feet of the property lines unless otherwise agreed upon in writing by all property owners.
- 6) No unlicensed vehicles, salvage, dumping or other visible storage which constitute a nuisance or annoyance to the neighborhood. No shipping containers.
- 7) Any vehicle larger than a standard size pickup truck, and any boats, trailers, or other miscellaneous vehicles other than operating cars and pickups, must be parked to the rear of the residence.

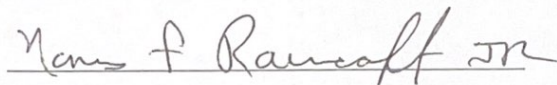
8) These provisions may be revised by a 60% vote of owners or a quorum of owners, one vote per lot owner. Proxy votes are allowed.

9) Any owner who violates the restrictions may be subject to a suit for compliance by an individual owner at their own expense or by the subdivision trustees, when so directed by a majority of owners at the expense of all lot owners. The trustees shall collect reasonable attorney fees for any suit against the subdivision from the lot owners in violation. The undersigned have no obligation of enforcement of restrictions except in their capacity as lot owners.

10) The trustees will comprise of 3 in number and will be the governing body for the development. They shall have the right to prepare and enforce all reasonable rules and regulations for the enforcement of these restrictions and covenants; and they shall be authorized to grant variances for unusual conditions.

11) The first board of Trustees of Still Meadows shall consist of Norris Ravenscraft, Wayne Alexander and Patricia Ravenscraft. They shall serve for a 3 year term OR until the time that all four lots have been sold. Afterwards a new board shall be elected for 3 year terms by the lot owners. The remaining trustees shall select a lot owner to fill any vacancy caused by resignation.

12) Lot owners of Still Meadows will also be subject to the Restrictions of Garrett Road Acres as recorded in the Montgomery County Records office, Book 534, pages 175-178.



Norris Ravenscraft Jr.



Patricia L. Ravenscraft



Wayne C. Alexander