

PROTECTIVE COVENANTS

CROSSROADS ESTATES ADDITION

For the purpose of providing an orderly development of the entire tract and for the further purpose of producing adequate restrictive covenants for the mutual benefit of ourselves or our successors in title to the sub-division of Crossroads Estate Development, LLC we hereby impose the following restrictions and reservations to which it shall be incumbent upon our successors to adhere:

1. The front set back on any lot for structures of any kind shall be not less than 50 feet.
2. Houses or mobile homes that are delivered to the lot in 2 pieces or with attached wheels are prohibited.
3. Quonset buildings (round top) are prohibited.
4. The exterior of the houses shall have brick or stone up to the bottom of window or 1/3 of the way up to top of house. Out-buildings and garages shall be of the same quality of construction as the house.
5. All barn structures will either be a two-toned metal structure, or will have matching stone or brick of the home.
6. Homes can be built elsewhere and moved in as long as they do not have wheels attached to the structure, and follow all of the covenants here within.
7. Construction of the home must start within 18 months of closing of the property.
8. Must abide by the city ordinances on animal control. Except there shall not be any animal bound by chains, ropes, or the likes. Household pets may not be kept or bred for any commercial purpose. Household pets shall be cared for in a manner not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. No household pets shall be permitted to run loose within the addition.
9. Each lot shall be maintained in a neat and orderly manner, including maintenance of the easement area upon each lot, which shall be the responsibility of the lot owner to maintain.
10. These covenants are to run with the land unless an instrument signed by the then owners of more than fifty percent of the lots which are within "Crossroads Estates Addition" agreeing to change said covenants in whole or in part, and shall be binding on all parties and all persons.

11. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent them from so doing or to recover damages or other dues for such violation: including court costs and attorney's fees to the prevailing party in lawsuit brought concerning a violation of these covenants.

12. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

13. In order to protect the public interest, the Town of Ringwood shall be a beneficiary of any of the covenants herein and said Town shall have the authority to enforce these covenants as they determine to be in the public interest.

I have read and understood the above covenants for Crossroads Estate Development, LLC

Signed _____

Signed _____