

EXHIBIT: PROPERTY RESTRICTIONS SET FORTH IN ORIGINAL COBMOOSA SHORES CONVEYANCING DEED

Subject to the following restrictions and easements:

1. No building shall be erected or maintained on any lot in Cobmoosa Shores, other than a private residence and a private garage for the sole use of the owner or occupant.
2. Any garage erected or maintained must conform in appearance and construction to the residence on such lot.
3. No part of said premises shall be used for commercial or manufacturing purposes.
4. No residential building shall be erected or maintained on any lot in Cobmoosa Shores having a ground floor area of less than 720 square feet.
5. No building shall be erected or maintained on any lot in Cobmoosa Shores closer than 10 feet from front lot line, nor closer than 6 feet from back or aide lot lines.
6. No outside toilet or privy shall be erected or maintained in Cobmoosa Shores.
7. No animals or birds, other than household pets, shall be kept on any lot in Cobmoosa Shores.
8. Building exteriors must be of brick, frame, or block construction; and wood exterior or block exterior must be painted.
9. The placing of house trailers, regardless of size and facilities, shall be prohibited on any lot in Cobmoosa Shores.
10. Easements are reserved along and within 5 feet of the rear line, front line, and side lines of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains, and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from across said premises to employees of said utilities. Said easement to also extend along any owner's side and rear property lines in case of fractional lots. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the 5-foot-wide strip as long as such lines do not hinder the construction of buildings on any lots in this subdivision.
11. These conditions and restrictions shall be binding upon all owners of lots in Cobmoosa Shores, their heirs and assigns.