

EXHIBIT "A"

PROTECTIVE AND RESTRICTIVE COVENANTS

I. Preamble and General Provisions.

A. The restrictions and covenants hereinafter set out are to run with the land and shall be binding upon all parties and all persons owning the subject property or claiming under them for a period of ten years from the recording date of these restrictions and covenants, after which time said restrictions and covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the then owners of the property in the Pioneer Meadows Subdivision has been recorded agreeing to amend said covenants in whole or in part.

B. Enforcement shall be by proceedings at law or in equity against any person or person violating or attempting to violate any covenant or restriction either to restrain violation or to recover damages.

C. Invalidation of any one of these covenants by judgment or court order shall not affect any of the other provisions, which shall remain in full force and effect.

II. Restrictions and Protective Covenants.

A. Land Use. No activity of an illegal or nuisance nature shall be permitted upon these premises at any time. Basement dwellings or any temporary living quarters are prohibited except during construction of the dwelling. They shall have inside sanitary facilities in accordance with the prescribed State and County Health agencies, but in no case will be permitted to remain or be used on said property for a period of time longer than twelve months. Unlicensed automobiles, trucks, trailers, used tractors, abandoned machinery and building materials will not be permitted to be stored on the premises at any time unless such items are placed totally out of view and enclosed in an approved structure or screened premises.

B. Permitted Uses. No tract of land shall be used for any purpose other than single-family dwellings or keeping pets. Mining, business enterprises, commercial, industrial, church, school, or governmental use is specifically prohibited except that small home based businesses and craft operations may be deemed acceptable.

C. Structural Standards. All structures shall be constructed of sound materials in a workmanlike manner. A one floor residence shall be no smaller than 900 square feet and a two level no less than 1,100 square feet for both levels. No single wide mobile homes shall be installed on the property. Pre-fabricated homes, double wide mobile homes or other buildings shall have a pitched roof and shall be placed on a permanent foundation. In addition to the residence, the owner may construct not more than four additional structures. The additional structure in total shall not exceed an aggregate size of footage of seven thousand five hundred (7,500) square feet. Additional structures or screened premises may be constructed simultaneously with the residence but not prior to the construction of the residence.

D. Lot Size. No further subdivision of any of the tracts herein described will be permitted without prior written consent by the owners in the Pioneer Meadows Subdivision and the proper Albany County Agencies. No structure will be permitted within 50 feet of any access easement and/or property line with a front set back one hundred (100) feet.

E. Roofing and Siding. All roofing and siding shall have a non-glare surface.

F. Signs. No signs of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during construction, or a sign advertising the tracts for sale by the initial developer. Ownership signs and no trespassing signs are allowed if not larger than 2 square feet.

G. Livestock, Poultry and Pets. All livestock, poultry and pets shall be maintained on the premises in a sanitary and well cared for condition; and will not be permitted to be bred, or kept for commercial purposes. No domestic animals including, but not limited to, dogs and cats shall be allowed to leave the confines of the owner's lot.

H. Garbage and Refuse Disposal. Trash, garbage and/or other waste shall not be kept except in concealed sanitary containers, prior to removal to a properly designated area for the disposal thereof.

I. Water Supply and Sewerage. Individual water supplies and sewerage treatment facilities shall be constructed and equipped in accordance with State and County Environmental Health Unit standards and requirements. No individual water supply shall be registered with the State Engineer's Office in excess of 25 gallons per minute flow. All sewerage treatment facilities shall be of the closed vault type as approved by the proper health authorities.

J. Fences. If constructed, fences may not be made of railroad ties or barbed wire. Each lot owner shall be responsible for fencing in any and all livestock owned and pastured by them. No lot owner shall install a gate across Pioneer Road without consent of all affected lot owners.

K. Lighting. All exterior lighting must be shielded, so as to not be visible from adjoining property or provide a disturbing glare.

L. Firearms. No firearms may be fired at any time within the boundaries of the property, unless in self-defense or protection of property.

M. Tracts 1, 2, and 10 may have only one access to Highway 230. All other tracts shall access using Pioneer Road.

III. Home Owners Association. Each tract owner shall automatically be a member of the Pioneer Meadows Home Owners Association and shall subscribe to the by-laws as developed for enforcement of these covenants. This association shall additionally be responsible for maintenance, repair, replacement and all associated expense of the Pioneer Road.