

**March 1, 2010**

**SUMMARY OF THE COVENANTS AND RESTRICTIONS  
FOR THE ESTATE PLATS  
AT MASTER KEY HOME PLACE SUBDIVISION**

This is a summary of the Declaration of Covenants and Restrictions and First Amendment filed by Master Key Place I LLC, for the Home Place Subdivision which apply to the Estate Plats, and is not intended to replace or stand for the filed documents. For a copy of the Covenants, please contact the owner or your Realtor.

The restrictions are intended to preserve the value of the homesites and homes in the subdivision. They apply to Plats 1 and 2, and to future plats as determined by Master Key Place I LLC..

**THE HOMESITES**

Can only be used as single family homes, in which one room may be used as a professional office. Ornamental fences may be placed at least 100 feet from the road.

Two dogs and two cats may be kept, and a horse may be kept on any lot over five acres in size. Small trucks, campers, or other vehicles which cannot be garaged may be kept in a separate storage area located nearby. Trees over 6 inches diameter may be removed with permission of the homeowners association.

Loud and obnoxious behavior, burning of rubbish, hunting, or open garbage is not permitted.

**THE HOME**

The home must be of permanent construction, and no mobile homes, or other temporary structures may be lived in. A single level structure must be at least 1600, and a two level must be at least 2000 square feet of heated area above the ground level. The home must be at least 100 feet from the front, and 75 feet from the sides or rear of the lot line. Any advertizing sign must be smaller than five square feet. The home exterior must be completed within 9 months after construction is started. Exterior fireplace chases completed to within 1 ft of ground level, roof minimum pitch 8:12. A construction permit and an inspector are used to ensure that the home is built to the International Construction standard.

**UTILITIES**

The subdivision owns a central wastewater treatment plant, and the home must be connected to this system with approved equipment. A county permit and inspection is required. Electric, water, and telephone connections are located on easements at the front of the homesites. If a propane tank is used, it must be buried underground.

**COMMON AREAS**

Each homeowner is a member of the homeowner's association, and has ownership of the subdivision roads, park, lake, wastewater treatment system, and other common grounds, and access to walking trails near the property. The homeowner's association has the management of these properties, and uses an annual due schedule to fund these activities.