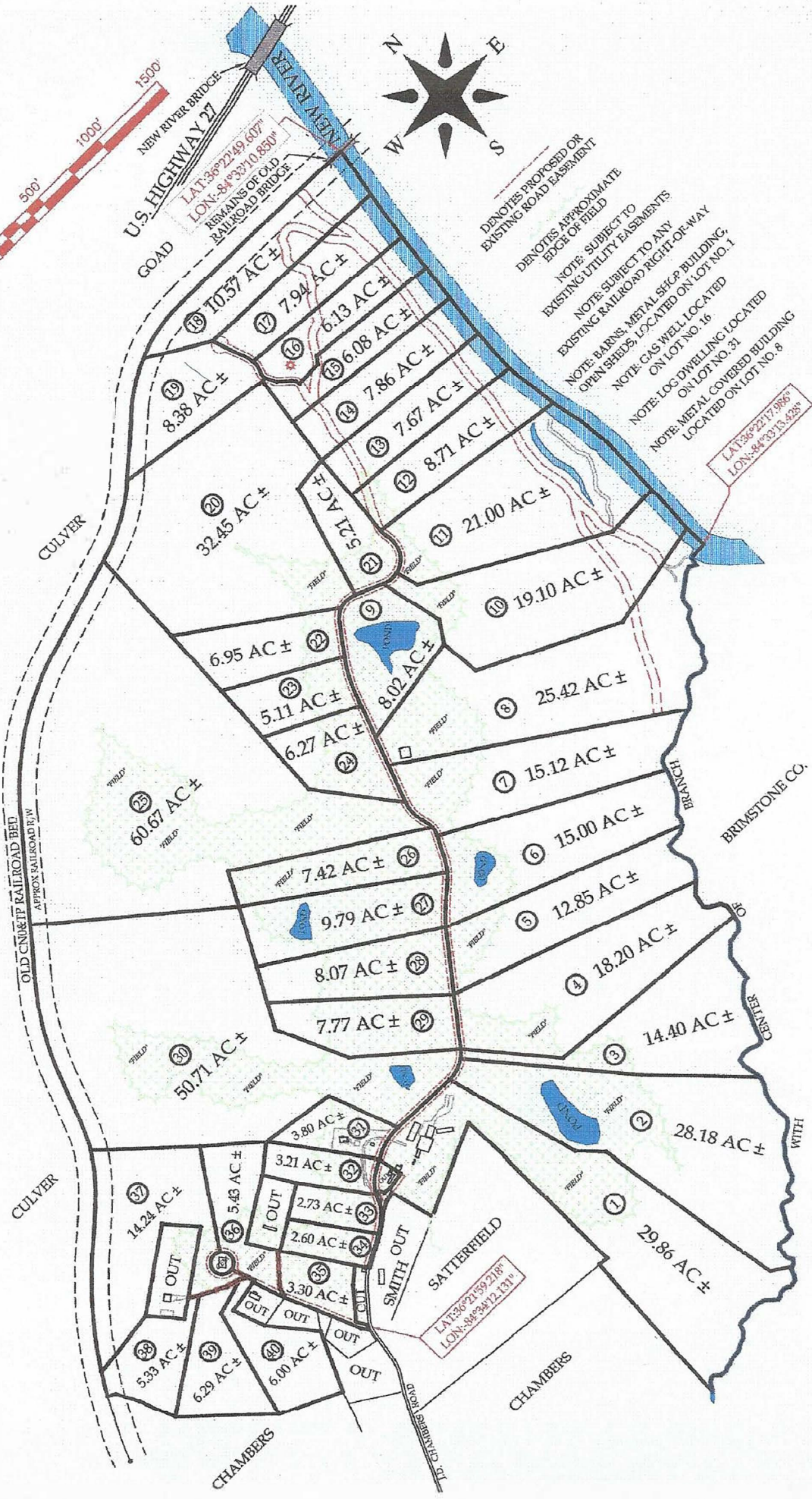


NEW RIVER BRIDGE
 U.S. HIGHWAY 27
 GOAD
 REMAINS OF OLD RAILROAD BRIDGE
 LAT: 36°22'49.607"
 LON: -84°39'10.850"

DENOTES PROTECTED OR EXISTING ROAD EASEMENT
 DENOTES APPROXIMATE EDGE OF FIELD
 NOTE: SUBJECT TO EXISTING UTILITY EASEMENTS
 NOTE: SUBJECT TO ANY EXISTING RAILROAD RIGHT-OF-WAY
 NOTE: BARN, METAL SHEEP BUILDING, OPEN SHEEDS, LOCATED ON LOT NO. 1
 NOTE: GAS WELL LOCATED ON LOT NO. 16
 NOTE: LOG DWELLING LOCATED ON LOT NO. 31
 NOTE: METAL COVERED BUILDING LOCATED ON LOT NO. 8

LAT: 36°22'17.986"
 LON: -84°39'13.428"



**Tower View Farms
Price List**

Lot	Acreage	Price	Sold
10	19.10	\$ 74,900.00	
11	21.00	\$ 79,900.00	
12	8.71	\$ 34,900.00	
13	7.67	\$ 29,900.00	
14	7.86	\$ 29,900.00	
15	6.08	\$ 24,900.00	
16	6.13	\$ 24,900.00	
17	7.94	\$ 29,900.00	
18	10.57	\$ 39,900.00	
19	8.38	\$ 19,900.00	

OWNER FINANCING AVAILABLE FOR QUALIFIED BUYERS

10% down, 8 % interest, 10 year contract

September 24, 2018

RESTRICTIVE COVENANTS

Tower View Farms

RESTRICTIVE COVENANTS: Tower View Farms is controlled by and is made subject to the restrictive covenants, set backs, and land-use limitations, which shall "run with the land" and apply to the grantee's heirs, successors, transferees and assigns, as follows:

1. No building or cabin shall be constructed containing less than 800 square feet of inside living space and shall not be located nearer than twenty five (25) feet to the center line on any and all roads and no more than fifteen (15) feet from any other property line. The various parcels of land in Tower Views Farms will be sold by survey description that will describe each parcel of land from the center line of any trail or road, unless otherwise indicated, and a permanent easement, as shown on plat, will be retained on each tract from the centerline of all roads and trails for road, trail and utility utilization for the exclusive use of the owners of the lots and tracts in the Tower View Farms, and no permanent improvement will be permitted to be erected upon the easements.
2. No lot shall be used or maintained as a dumping ground for garbage, junk yard, the storage of used cars or other refuse, waste or any other unsanitary conditions. Garbage or other waste shall be kept in sanitary covered containers.
3. No sign of any kind shall be displayed to the public view on any lot/tract except one (1) sign of not more than twelve square feet advertising the property for sale or rent.
4. Double wide homes are permitted, provided they have block foundations and front and back porches. No single wide homes are allowed.
5. The property shall not be used for any purpose other than agricultural, residential or recreational except for uses consistent with the development and use of Tower View Farm by the owners thereof.
6. Any changes and/or amendments to these restrictions shall be effective only with the concurrence of fifty-one (51%) percent of the tract owners in Tower View Farms. For purposes of such amendment, each tract as presently configured and shown on the any plat of record of Tower View Farms, in the Scott County register's office, shall have one vote and if said tract has been divided into small tracts, such smaller tract shall collectively have one vote.
7. Owners of property within Tower View Farms shall be permitted to have only one (1) horse or cow per each 1 (1) acre of land; and no other livestock except household pets shall be permitted in Tower View Farms.
8. No noxious or offensive trade or activity shall be carried on upon any lot or tract, nor shall anything be done thereon which may become an annoyance or a nuisance to the neighborhood. No part of property shall be used for the purposes of a junk yard, nor for a collection or storage area, or a parking area for junk, wrecked or stripped autos or trucks. Unlicensed autos and trucks will not be permitted unless they are in a garage.
9. The roads and trails within the Tower View Farms, unless otherwise indicated, are created for the exclusive use and benefit of the owners of Tower View Farms, and the Citizens First Bank shall have no further responsibility for the maintenance of

- any road or trail. The permanent fifty (50) and Twenty five (25) foot easement for road, trail and utility easement are dedicated to the use and benefit of the owners of the lots or tracts within Tower View Farms. All of the owners, their invitees, guests, and licensees of the tracts of land in Tower View Farms shall have an express non-exclusive user right to use all of the roads and trails within Tower View Farms.
10. The responsibility for the enforcement of these Restrictive Covenants for Tower View Farms shall be that of the owners of Tower View Farms individually or collectively, and the owners may recover from any non-compliance reasonable attorney fees and other legal costs.
 11. Any owner of one or more original tracts of Tower View Farms containing twenty (20) acres or more shall be permitted to subdivide those tracts; however, such subdivided tracts shall be subject to these restrictive covenants. No lot shall be subdivided into lots smaller than 2 acres.
 12. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenant in whole or in part.
 13. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of these covenants. Such action shall be maintained either to restrain violation of these covenants or to recover damage for violation thereof.
 14. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any other provision which shall remain in full force and effect.

CITIZENS FIRST BANK