

The above described parcel shall be Section 3 River Ridge Run Subdivision, at this time a one owner parcel comprised of a total of 7.55 acres+/- . The Board of Directors of River Ridge Run Property Owners' Association shall have oversight authority relative to the following restrictions. If the owner shall violate or attempt to violate any provision herein, it shall be lawful for the Board to prosecute any proceedings at law or in equity against the owner(s) violating or attempting to violate any such provisions, either to prevent such Owner from so doing, or to recover damages for such violation. Invalidation of one provision by a judgment or court order shall in no way affect other provisions.

1. All new construction or any change to existing structure, including color, grade and landscaping shall be approved by the Board in writing. Two copies of plans are to be submitted to the Board. The single exception is the allowance of the extension of the wooden nominal 4" x 4" post with three nominal 1" x 6" rough oak board pasture fence with nominal 6"x 6" galvanized welded wire mesh screening (without further approval). This extension applies to the entire tract (7.55 +/- acre) perimeter. Placement of any perimeter fencing on the Woodhollow Road side of the tract must be inside a 15' setback.
2. This parcel is initially for single family use. No land or structure shall be used for any commercial or business use which creates an audible, visual, or other sensory nuisance. The principal residence shall be designed and constructed for owner occupancy. The historic use of the so-called bunkhouse as a guesthouse for visiting guests is allowed.
3. The principal residence shall not be reduced in size below 2200 sq.ft.
4. No trees may be removed greater than six inches diameter or more distant than 20 feet from an existing structure; unless confirmed as diseased or damaged by a professional tree surgeon or such.
5. Off street paved parking for three cars shall be maintained. No parking on the grass. Habitual parking of any vehicle, other than daily use vehicles, shall be out of view from the street and neighbors. No habitual parking of non-resident vehicles shall be allowed.
6. No assembly, disassembly, or storage of motor vehicles, boats, lawnmowers, campers, trailers, motor homes, or like devices or their carriers, visible from the street is allowed. Loading, unloading, cleaning and the like of such devices is necessary and permissible for a length of time not to exceed one week.
7. All vehicles greater than six (6) tons gross vehicle weight owned or used by the owner or his guests shall not be parked in view of the street. Service vehicles are excluded.
8. Dogs, cats, and other domestic pets and horses are permitted on this parcel if unsubdivided. However, no animal or pet shall be allowed to create a nuisance to

neighbors (via habitual barking or otherwise). Poultry and swine are specifically disallowed.

9. No sign shall be erected except a security notice sign of one sq. ft. or less; two for sale signs of six sq. ft. or less each; two temporary political signs of six sq.ft. or less; and two temporary yard sale signs of six sq.ft. or less.
10. All trash, garbage and other waste shall be kept in sanitary containers, out of view from the street, except on trash pick up day and the prior evening. The parcel shall not be used for the storage or dumping of waste.
11. Storage tanks of any type shall be hidden from view from the street.
12. An annual fee shall be paid to the RRRPOA for maintenance and improvement of RRR. Currently \$168.00 annually, this fee can be changed every five years by the Board. Once paid and kept current the owner is a voting member of the River Ridge Run Property Owners' Association, Inc.
13. The owner shall maintain the land and buildings in a clean and attractive manner. After 15 days from a written notice from RRRPOA of any unkempt conditions and with no improvement made, the Board may contract a third party to make such improvements and charge the owner for such work. The costs of such work shall be a special assessment against the owner. No recreational or maintenance equipment shall be kept out overnight in areas viewable from the street such as toys, bicycles, grills, and the like except basketball goals.
14. The following are not permitted on the parcel without written permission from the Board: outside clotheslines, wells, above ground pools, campers used as a residence for any period, sales of items except yard sales twice a year, the redirection of flow of surface storm water, satellite dishes except 20 inches in diameter or less, antennas higher than six feet above the highest part of a building structure and no recreational discharge of firearms, arrows or other projectiles.
15. Construction and maintenance shall conform to professional standards of excellence and be considered better-than-average for the Hickory area. No plastic or other tarps shall be used for permanent or semi-permanent service except for temporary repairs and then not to exceed two months.
16. Subdivision of the parcel is permitted in the southernmost 2.13 acre segment without further restriction except the area subdivided must adjoin existing RRR lots themselves restricted by RRR covenants. The northernmost 5.42 acre segment may be itself subdivided but only into one half acre or greater lots which will continue to carry these restrictions except the provision to for farm animals, outbuilding guest accommodations, and the three board pasture fencing will be eliminated.

17. In the event the northernmost parcel is subdivided according to #16 above, and 100% of lot owners so vote, these covenants may be replaced by in-force covenants of sections 1 & 2 of River Ridge Run.