Being Lot No. 58 of the Miller Heights Subdivision (also known as the Horton Property) being recorded in Plat No. 2, Page 51, records of the Adair County Clerk's Office to which referenc3e is made to said plat as if copied in full herein.

Being Subject to the following restrictions:

1. Real Estate shall be for residential use exclusively.
2. No lot shall be divided into small units.
3. All lots subject to utility easements as recorded on the subdivision plat and future right of installation and maintenance of any utility as required.
4. Minimum building set back to the thirty (30) feet on the front and ten (10) feet on all other sides.
5. Any residential structure erected or placed on any lot shall contain floor a areas as follows:

(a) A one story structure:

1. Without an attached garage, or carport, shall contain not less than 1400 square feet of ground floor areas

2. With an attached husband and wife car garage or carport, shall contain not less than 1,300 square feet of ground floor area, exclusive of the garage.

(b) A one and one-half story structure shall contain not less than 1000 square feet of ground floor area, exclusive of the garage or carport.

(c) A tri-level or bi-level structure shall contain not less than 1500 square feet of floor area (not limited to the ground floor) exclusive of the garage or carport.

(d) A two-story structure shall contain a ground floor area of not less than 900 square feet, exclusive of the garage or carport.

6. No exposed foundation unless constructed of brick, rock, or stone.

7. The exterior finish of the primary structure as well as secondary detached building shall be of brick, rock, stone, vinyl, aluminum, or wood. Exposed concrete blocks are non acceptable.

8. Satellite dishes, outbuildings or other structure shall be contained to the backyard of the primary structure.

9. It shall be the duty of the Owner of each lot in the subdivision to keep the grass on the lot properly cut and to keep the lot free from weeds and trash and otherwise neat and attractive in appearance.

10. No agricultural animals permitted. Dogs or cats, as pets, are allowed.

11. Mobile and/or modular homes are prohibited.