

PRAIRIE CREST

SUMMARY of GENERAL RESTRICTIONS

The following general restrictions and covenants shall apply to all of the Neighbor Parcels, except as expressly provided:

1. Permitted Use. Except as limited by the laws of any governing body having jurisdiction over the Neighbor Parcels, the Neighbor Parcels shall be utilized only for residential single-family or agricultural purposes, compatible with this Declaration. Notwithstanding language in the preceding sentence, and to the extent permitted by the laws of Douglas County, Kansas, an accessory dwelling unit may be allowed on the Neighbor Parcel.

2. Dwelling Size. The total combined area of the first floor for any residence, dwelling or home to be constructed on a Neighbor Parcel (exclusive of open porches, "screened-in" porches, decks, patios, and garages) shall not be less than 1,200 square feet, which are finished above-grade and intended for the regular use and occupancy of the persons living in the residence. The total combined area, exclusive of open porches (including "screened-in" porches), decks, patios, and garages, for any residence, dwelling or home containing more than one story to be constructed on a Neighbor Parcel shall not be less than 2,000 square feet, which are finished above-grade and intended for the regular use and occupancy of the persons living in the residence.

3. Signs. No sign of any kind shall be displayed to the public view on any Parcel, except (i) one sign of not more than six (6) square feet advertising the property for sale or rent or for address purposes, (ii) signs used by a builder and/or owner to advertise the property during the construction and sales period, or (iii) signs used to state family or property names. No professional or commercial signs of any type or form shall be allowed on any Parcel.

4. Livestock and Poultry. No pigs, hogs or other swine will be allowed.

5. Oil, Mining and Quarry Operations. No quarrying, top-soil removal for commercial purposes, borrow pit or mining operations of any kind shall be permitted upon or in a Neighbor Parcel, nor shall tunnels, mineral excavations, or shafts be permitted upon or in a Neighbor Parcel for such purposes. No oil drilling, oil wells, tanks, oil development operations or oil refining of any kind shall be permitted upon or in a Neighbor Parcel, nor shall oil derricks or other structures designed for use in boring for oil or natural gas be erected, maintained or permitted upon a Neighbor Parcel.

6. Nuisances. No harmful or offensive activity may be conducted on a Neighbor Parcel. Trash, ashes, or other refuse may not be thrown, placed, or dumped on any exposed area. Nothing may be done that creates an annoyance, nuisance, security risk, or safety hazard to the Home Parcel. All trash and refuse must be placed in closed containers that are securely covered or tied, and delivered at the times and locations determined for trash pickup by Douglas County, Kansas or other applicable jurisdiction.

7. Utilities and Drainage. Rights for the installation and maintenance of utilities and drainage shall be provided over, across and under the Parcels, as reasonably requested by Declarant or required from any provider of such utilities or governmental authority, from time to time. Each Owner shall refrain from interference with the established drainage pattern over such Owner's Parcel or from adjoining or other Parcels, and shall make adequate provision for proper drainage from any such other Parcel in the event the established drainage over such Owner's Parcel is changed or altered.

8. Vehicles. No more than one (1) unlicensed or unusable vehicle, salvage machinery, or other item of junk or salvage vehicle of any kind, including, without limitation, buses, trucks, trailers, cars, automobiles, semitractors, boats, boat trailers or racks, equipment, or machinery, shall be parked, located, or otherwise maintained on any Parcel except within the private enclosed garage, shed, or outbuilding located on a Parcel. No Parcel shall be used for the construction or operation of motor cross, go-cart, dirt bike or similar tracks, nor shall ATVs or UTVs or other motorized vehicles be used for racing, track or similar activities.

9. Mobile and Modular Homes. No mobile home, double-wide home, or modular home, or any temporary or mobile structure, or any portion thereof, may be used as a residence, occupied in any manner, permanent or temporary, or maintained on a Neighbor Parcel, except within enclosed garages, sheds or outbuildings. Notwithstanding language in this Declaration to the contrary, no travel trailer, recreational vehicle, or fifth wheel shall be used as a residence on a Neighbor Parcel, except that for a maximum of two (2) weeks of any calendar year, a travel trailer, recreational vehicle, or fifth wheel may be used as a living space by guests visiting the Neighbor Parcel Owner.

NOTE – This is a summary only.

Please refer to the recorded Amended and Restated Declaration of Easements, Covenants, Conditions, and Restrictions for complete details and requirements.