

GOLDEN BELT ESTATES 3RD ADDITION

RESERVATIONS, RESTRICTIONS AND COVENANTS

The owner declares that the aforesaid land shown on the plat above-referred to is held and shall be conveyed subject to the reservations, restrictions and covenants herein set forth and also any restrictions, reservations and covenants now of record.

LAND USE AND BUILDING TYPE

No lot shall be used except for residential purpose. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height, and in no event more than thirty (30) feet above the street level immediately in front of said house. All garages shall be not less than two-car attached garages. No rooms may be rented or occupancy of said premises permitted except by a single-family unit; provided however, this shall not be construed to prohibit the occupancy of rooms by relatives, in-laws or domestic servants.

DWELLING SIZE

The ground floor area of the main structure of one-story structures exclusive of open porches and garages shall not be less than 1,000 square feet; for a split level or one and a half story dwelling, not less than 1,800 square feet; and for a two-story dwelling, not less than 2,400 square feet.

BUILDING LOCATION

No building shall be located on any lot nearer to the front line or nearer to the side-street line than the minimum building set-back lines shown on the recorded plat.

For the purpose of this covenant, eaves, steps and open porches shall not be construed as part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon a building of another lot.

LOT AREA AND WIDTH

No dwelling shall be erected or placed on any lot having a width of less than seventy (70) feet at the minimum building set-back line nor shall any dwelling be erected or placed on said lot having an area of less than seven thousand (7,000) square feet.

BUILDING MATERIALS

No structure or building shall be moved onto any lot at any time and all structures which are permitted to be built shall be of all new construction and new material from the ground up, except for exterior or interior finish materials used for decorative purposes.

EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

NUISANCES

No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

ZONING AND PLANNING

This area further shall be subject to the zoning and planning ordinances of the City of Hays, Kansas, as the same may be amended.

ADDITIONAL RESTRICTIVE COVENANTS

No boat, boat trailers, house trailers, campers, mobile homes or similar vehicles of any type or description may be stored on any street, alley, driveway or parkway where the same is visible from the street immediately in front thereof.

There shall be no external television or radio antennas erected on any residence or lot in this addition. Further, there shall be no TV or radio dishes except those less than two (2) feet in diameter. No wind propellers shall be allowed.

On any lots where trash collection is on the street in front of said dwelling, trash recepticals used by the occupants shall not be allowed or permitted in the front of said dwelling except temporarily for the purposes of trash collection on scheduled collection days.

No structures of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

No sign of any kind shall be displayed to the public's view on any lot except one sign of not more than five (5) square feet advertising the property for sale or signs used by a builder to advertise the property during the construction and sale.

No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats and other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.

GENERAL PROVISIONS

Term: 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-five (25) years from the date that 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 covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

SEVERABILITY

Invalidation of any of these covenants by judgment or a court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the corporation has hereunto signed and affixed its seal the _____ day of November, 2007.

WESTERN PLAINS SERVICE CORPORATION, INC.