

The said lots herewith conveyed are subject to the following restrictions, covenants and conditions which bind the said lots herewith conveyed in the hands of any and all Grantees, their heirs and assigns aforesaid and mutually bind all lots conveyed subject to the said restrictions, covenants and conditions.

1. The land herewith conveyed may not be used for any commercial or club purpose, nor is any structure for any commercial or club purpose to be erected thereon including any inn, boarding house, tavern, hotel, public camp or tourist camp, store, gas station, roadstand, school, hospital, institution, billboard or advertising sign; all for sale or for rent signs to be subject to the approval of the Grantors.

2. No more than one cottage or residence building with one outbuilding may be erected on any one lot without written approval of the Grantors. Any and all cottages or residences erected must be of a type of construction and design approved by the Grantors. Recreational facilities for common use, such as tennis courts, children's playgrounds, civic and religious buildings, recreational buildings, or other buildings for common occupancy may be allowed in Maple Park at the discretion of the within Grantors as they appear to the Grantors to be to the best interest of the community. Tents and temporary structures shall not be permitted, except in emergencies, upon approval of the Grantors. All building plans and locations for such buildings shall be specifically approved by the Grantors.

3. No building, garage or kitchen shall be erected on any lot unless there is first erected thereon a main front bungalow and the location of all buildings shall be subject to the approval of the Grantors.

4. Each cottage must dispose of all sewage through means of a septic tank, which may be individually or jointly owned and all premises shall be maintained in a neat and sanitary manner. No outside toilet or privy shall be constructed on said premises.

5. Lot owners at Maple Park shall, in common with other lot owners and a reasonable number of guests and licensees, be entitled to use the areas now or hereafter laid out as roads or as a picnic area on the maps to be recorded of Maple Park.

6. After a majority of the lots bordering on any street or road in Maple Park have been sold each owner of a lot so bordering on any street or road shall be responsible for the maintenance of one-half of the road in front of his property.

7. Raising of poultry, livestock and farm animals is not permitted on Maple Park lots and no animals or poultry shall be kept or maintained on said premises except household pets.

8. All lot owners shall be entitled to maintain not more than one boat on the waters of Walker Lake and such boat may be used with an outboard motor of not to exceed 5½ horse power. Both these provisions are subject to any limitations to the use of Walker Lake to which the Grantors are subject.

9. It is hereby agreed that the use and maintenance of roads, docks and common use facilities shall be the grantees' and users' responsibility and that the Grantors shall in no way be held liable for any accident, damage or other costs arising from, or in the course of using such common use facilities or rights-of-way, and the grantees will indemnify and save harmless the Grantors from any and all claim, loss, damage or injury growing out of such exercise.

10. And the said parties of the second part accept this conveyance subject to the easements, restrictions and conditions herein set forth for themselves, their heirs and assigns, and covenant to and with the parties of the first part, their heirs, and assigns, that said parties of the second part, their heirs and assigns, shall forever faithfully observe and perform said several restrictions and conditions and each of them. And if the said parties of the second part, or any persons claiming under them, shall at any time violate or attempt to violate, or shall omit to perform or observe any one of the foregoing restrictions and conditions, it shall be lawful for any person owning a lot in Maple Park, which is subject to the same restrictions or conditions in respect to which the default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted. This provision applies to and only to lots sold with the preceding conditions and restrictions attached.

11. The Grantors reserve the right to permit the crossing of the lots herewith conveyed with electric lines, telephone lines and other public utility services; said lines to be run not more than 5 feet from a boundary line.

12. No building shall be erected on said premises any portion of which shall be within 15 (fifteen) feet of the front line of said premises or within five feet of the side line of any adjoining lot owner.

13. The purchaser agrees to pay to the grantors the sum of \$10.00 per year for the maintenance of the picnic grounds and docks until such time as 90% of the lots described and laid out on the aforesaid map to be recorded have been sold and to pay said sum thereafter to an association of property owners to be formed at that time.