

Covenants Conditions and Restrictions
Included with Deed to "Overlook" and "Reinhart Creek"
TRS 34-14-00 Tax Lots 903 and 906
The Pacific Highlands Preserve at Coast Hills Ranch

Sales Agreement # 1070
Addendum A

- Only one home and one caretaker's cottage shall be allowed per parcel. Two barns, a studio, well house, greenhouse and two small sheds will be allowed. Property business use, if any, shall be agricultural. Any property's agricultural use shall be minimal. The Pacific Highlands Preserve is a private retreat designed to maintain wildlife preservation.
- Unless otherwise agreed upon by grantor, trees with a diameter of twelve inches or greater will not be harvested, unless within two hundred feet of the home site.
- Fishing is allowed, but there will be no hunting of any kind, nor discharge of any type of firearms, hunting equipment of any kind or explosive devices.
- There will be no extraordinary offensive auditory or visual nuisance to neighboring properties: e.g. bright outdoor offset lighting, junk cars, mobile homes, RVs, barbed wire fencing, exterior finish colors other than dark earth tones.
- Domestic animals maintained on the property shall not exceed carrying capacities as estimated by the U.S. Department of Agriculture Soil Conservation Service.
- No more than two dogs, kept out of doors, are permitted and must be under the control and supervision of the property owner, restrained from running loose or chasing wildlife, and must remain restrained at all time while within the Pacific Highlands Preserve.
- Wildlife shall retain free range of the entire Pacific Highlands Preserve with all owners ensuring natural life and movements excepting agricultural plots agreed upon by Grantor.

Buyer Initials
Date

Seller Initials
Date