

REAL ESTATE COVENANTS

FRANK E. WILLSON and **MILDRED WILLSON**, a/k/a Mildred M. Willson, husband and wife, of HC 30, Box 55B, Whitewood, South Dakota and **LaVERNE C. WILLSON** and **SHIRLEY A. WILLSON**, husband and wife, 9320 Heritage Drive, Black Hawk, South Dakota, for themselves, their heirs, executors, do make and establish the following covenants to run with and be applicable to the following described real estate located in Lawrence County, State of South Dakota:

Lot Two (2) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), of Section Three (3), Township 5 North, Range 4 East, BHM.

The East Half of the Southwest Quarter (E1/2 SW1/4) of Section Thirty Four (34), Township Six North (T6N) Range Four East (R4E) BHM.

1. No surface mining of any kind will be allowed on the property.
2. No hunting will be allowed on the property without written permission of all legal owners.
3. All utilities on the property shall be underground.
4. There shall be no commercial use or development of the property.
5. There shall be no recreational snowmobile use on the property unless mutually agreed to by all legal owners.
6. Noxious weeds shall be sprayed and controlled according to local and state law and regulations.
7. The property shall be used for single family residence purposes only and not for any business, trade, commercial or

industrial purpose.

8. No noxious or offensive activity shall be carried on within the property; nor shall anything be done or permitted which shall constitute a public nuisance.

9. No firearms shall be discharged for recreational purposes on the property.

10. No trailer house or mobile homes shall be permitted on the property or used as a permanent residence. Campers will be allowed as living quarters during construction only for a maximum period of six months. All homes constructed on the property shall be stick built, with a minimum of 900 square feet living area, with an earth tone, neutral color, brick or other mutually agreed upon exterior material. All homes must be completed within one year from the beginning of construction.

12. No commercial signs of any kind shall be permitted on the property or displayed to the public.

13. All natural surface areas disturbed by construction shall be returned to a natural condition and replanted in grasses, shrubs or trees within a reasonable time after the completion of such construction work.

16. The trees and natural growth on the property shall be maintained in their natural state. However, in accordance with good timber management, the trees may be thinned from time to time to maintain good growth.

17. No horses, cattle, or other large animals may be kept on the premises unless owner has ten (10) or more acres.

18. All dogs must be kept on leashes or penned.

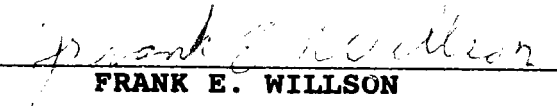
19. All vehicles on the premises must be in running order.

20. No refuse, junk or other discarded material as defined by SDCL 31-30-2 and SDCL 32-36-1 shall be allowed to accumulate upon the property.

The above covenants are drafted pursuant to SDCL 43-12-1 et. seq. and are to be interpreted under the laws of the State of South Dakota. The above covenants in each and every particular are to run with the land, and shall be construed as real covenants running with the land until January 1, 2090, when they shall terminate.

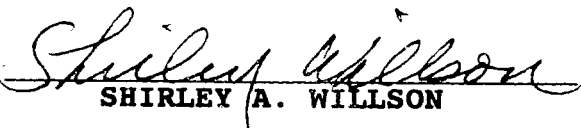
Any breach or threatened breach of this covenant may be enjoined upon the application of the party of the first part, its successors or assigns.

Dated: October 30, 1997


FRANK E. WILLSON


MILDRED WILLSON


LAVERNE C. WILLSON

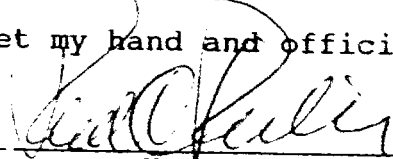

SHIRLEY A. WILLSON

RECEIVED
PO Box 613 57732
Deadwood, SD 57732

STATE OF SOUTH DAKOTA)
):SS
County of Lawrence)

On this the 19th day of November, 1997, before me, the undersigned officer, personally appeared Frank Willson, Mildred Willson, Laverne C. Willson and Shirley A. Willson, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.



Notary Public
My comm. ex. 6-3-99

(S E A L)

Doc NO. 97-4865
FEE \$ 16.00
1997 Dec 10
10:40 A.M.
Sharon K. Harney, Deputy
REGISTER OF DEEDS
LAWRENCE COUNTY
SOUTH DAKOTA
4 pages