

of, the following described real estate located in County, Maryland (herein called the property):

The restrictions hereby imposed on the use of the property are in accord with the State of Maryland's policy, as set forth in Subtitle 5 of Title 2 of the Agricultural Article of the Annotated Code of Maryland, to permanently preserve agricultural land and woodland and the acts which the grantors, their heirs, successors and assigns, so covenant to do and not do upon the property, and the restrictions which the grantee is hereby entitled to enforce, shall be as follows:

1. No industrial or commercial activities, with the exception of farming, may be carried on on the property except activities which can be carried on from a residential or farm building without the obtaining of an exception from the applicable zoning laws, including sales of farm products by the owner to the public.

2. No building or structure may be built or maintained on the property other than (i) farm buildings or structures and (ii) a single-family dwelling and outbuildings commonly or appropriately incidental thereto, including a garage or farm laborers' quarters.

3. The property may not be subdivided without the specific and written approval of the foundation.

4. No signs, billboards or outdoor advertising structure may be displayed on the property other than one sign not exceeding four feet by four feet for each of the following purposes: (i) to state the name of the property and the name and address of the occupant; (ii) to advertise an activity permitted under paragraph 1 above; and (iii) to advertise the property for sale or rental. However, this paragraph shall not limit the grantee's right, hereinafter described, to display on the property a small marker or sign evidencing the ownership of the open-space easement granted herein.

5. No dump of ashes, sawdust, bark, trash, rubbish or any other unsightly or offensive material, except that which is for regular agricultural use, may be permitted on the property visible from the public roads and highways.

6. Timber lands shall be managed in accordance with sound forestry practices, and trees may be selectively or clear cut from time to time in such manner as will not alter the character of such land as forest lands subject to the approval of the Maryland Agricultural Land Preservation Foundation. Notwithstanding the provisions of this paragraph the foundation may approve the clearing of timber land for agricultural use subject to any conditions deemed appropriate.