

4. All lots in the tract shall be known and described as residential lots.
5. No structure shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling or one semi-detached single-family dwelling not to exceed two and one-half stories in height and private garage for not more than two cars, except on Lots Nos. 20, 26, 27, 37, and 46. These Lots Nos. 20, 26, 27, 37, and 46 having the same restrictions as above except that a two family duplex dwelling may be erected.
6. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 30 feet to the front lot line on Holmes Drive, nor nearer than 35 feet on Mayfair Lane and Mallory Street, nor nearer than 50 feet on Highway 291, nor nearer than 10 feet to any side street line. No building, except a detached garage or other out-building located on rear one-fourth (1/4) of lot, shall be located nearer than 5 feet to any side lot line.
7. No residence or attached appurtance shall be erected on any lot farther than 50 feet from the front lot line, except on those lots fronting on Highway 291.
8. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7,000 square feet or a width of less than 60 feet at the front building setback line.
9. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
10. No trailer, basement, tent, shack, garage, barn, or other out-building erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.