

hundred (1400) square feet for one-story residences and the minimum permitted ground floor area for two-story residences shall not be less than one thousand (1000) square feet.

(5) No trailer, basement, tent, shack, garage, barn or other out-building erected upon any lot shall, at any time, be used as either a temporary or permanent residence. No structure of a temporary nature shall be used as a residence. No house trailer shall be permitted upon this property.

(6) Sewerage disposal shall be by municipal sewerage disposal system or by septic tank complying with the specifications of the State Board of Health.

(7) No residence shall be erected or placed on any lot having a width of less than fifty (50) feet at the minimum building line, nor shall any residence be erected or placed upon any lot having an area of less than seventy-five hundred (7500) square feet. No detached garage shall be narrower than seventy-five (75) feet from the front lot line, nor less than five (5) feet to any side or rear lot line.

(8) An easement is reserved over the rear five (5) feet of each lot for the installation, operation and maintenance of utilities and for drainage purposes.

(9) No noxious or offensive activity shall be carried on, nor shall any structure be erected upon the property described in the plat, nor shall any structure which may be or become a nuisance, menace or hazard to the neighborhood.

(10) All fuel oil tanks or containers shall be covered or buried underground consistent with normal safety precautions.

(11) No residence so similar or identical in construction, design or placement to another residence already existing upon the same lot shall be constructed thereon. No car port or part of any other necessary utility shall be constructed beyond the front line of the main residential structure. No structure of any kind shall be erected on the side of any residence upon any part thereof which will extend beyond the side lot line as hereinbefore described.

If the undersigned, or their successors or assigns, shall violate or attempt to violate, any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivisions of the subdivision to prosecute any proceedings at law, or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other relief for such