

ments are specifically prohibited. Servant's quarters shall be occupied only by such persons and their family as are employed full time by the occupants of the principal residence as household servants.

C. Temporary buildings for uses incidental to construction work, which building shall be removed upon completion or abandonment of the construction work.

3. No trailer shall be occupied upon any lot for sleeping or dwelling purposes. No signs or bulletin boards shall be permitted on any lot except when used in connection with the sale of said lot or when used by contractors during the period of construction of a building upon a lot. No animals, livestock, or poultry of any kind, other than house pets and personal riding horses or ponies, shall be kept or maintained on any part of said property. This shall not be construed so as to permit any animals, livestock, or poultry, even though house pets, that are kept, bred, or maintained for any commercial purpose. No noxious or offensive activity shall be carried on, nor shall anything be done which may be or become any annoyance or nuisance to the neighborhood. No party shall cause or do by either omission or commission anything that hinders or destroys the usefulness of, or function of any spring, branch, drainage easement, or recreational area.

B. Height - No building shall exceed two stories or twenty-eight feet in height.

C. Yards - No building or structure shall be located on said lots no closer than the setback lines as shown on said plat heretofore referred to.

D. Resubdividing or changing of lot lines - Lots shall not be resubdivided, nor shall lot lines be changed so as to decrease in either width or area any lot as shown on said plat.

E. Density of Population - There shall be no more than one principal building and its accessory building upon each lot. No more than one family shall occupy a dwelling at any one time.

F. Size of Buildings - There shall be no dwellings constructed within said subdivision having less than the minimum floor area as follows:

1. One story buildings shall have a minimum floor area exclusive of basements, cellars, porches, and garage not less than 1,300 square feet.

2. One and one-half and two story buildings shall have a minimum first floor area excluding basements, cellars, porches, and garages of not less than 900 square feet, and an aggregate area of both stories exclusive of basement, cellars, porches, and garages of not less than 1,600 square feet.

G. Easements - Easements for installation and maintenance of utilities, drainage facilities, and other purposes are reserved as shown on the recorded plat and over the rear five feet of each lot.

H. Architectural Control - No building shall be erected, placed, or altered on any lot and the park until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall