

structure of a temporary character be used as a residence. No fence shall be placed nearer the street than the front of the dwelling erected thereon.

6. No dwelling shall be permitted on any of these lots at a cost of less than \$15,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded, at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,500 square feet for a one-story dwelling, nor less than 1,400 square for a dwelling of more than one story.

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

8. This property shall not be re-cut so as to face any direction other than as shown on the recorded plat thereof.

9. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

IN WITNESS WHEREOF, the undersigned hereunto set their hands and seals this the 23rd day of April, 1963.

IN THE PRESENCE OF: Alvin A. McCall, Jr. (LS)
MCCALL-THREATT ENTERPRISES, INC.
Alvin A. McCall, Jr., Secretary

Ernest W. King
Be L. Horton
T. C. Threatt (LS)
T. C. Threatt, President

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