

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, temporarily or permanently.

6. No concrete blocks shall be used in the construction of any building on any lot which may be visible from the exterior after grading has been completed. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done which may be or become a nuisance or an annoyance to the neighborhood.

7. Sewerage disposal shall be by governmental sewerage disposal systems, or by septic tank complying with the specifications of the State Board of Health.

8. An easement is hereby reserved to lay or place sewer, gas and water pipes, telephone, telegraph and electric light poles on any of the streets shown on said recorded Plat without compensation or consent of any lot owner, and an easement for the installation and maintenance of utilities and drainage facilities are reserved over the rear and side five (5) feet of each lot shown on the recorded Plat.

9. All fuel oil tanks or containers shall be covered, buried underground or kept in the rear of all residences erected on any lot. No animals or fowls shall be kept and maintained on any lot except that cats, dogs and caged birds may be kept in reasonable numbers as pets for the pleasure of the residents.

10. No wall, fence or hedge shall be erected across or along the front of any lot nearer to the front set-back line of each lot as shown on the recorded Plat having a height of more than four (4) feet.

11. No dwelling shall be erected or placed on any lot which has been reduced in size greater than twenty per cent (20%) from the size which is now shown on the recorded Plat.

The Covenants and Restrictions hereinabove set forth are to run with the land and shall be binding upon all parties and persons claiming under them until April 1, 1995, at which time these Covenants and Restrictions shall automatically cease and terminate unless a majority of the then owners of the lots shown on the recorded Plat shall agree in writing to extend said Covenants for an additional period of ten (10) years.