

the owners of lots and tracts in the subdivision and to secure to each lot or tract owner the full benefit and enjoyment of his home. Anything tending to detract from the attractiveness and value of the property for residence purposes will not be permitted.

#### USES PERMITTED AND PROHIBITED

(1) All lots in this subdivision or development shall be known and described as residential lots, and shall be used exclusively for singly family residential dwellings, excepting that a beauty salon may be operated in any dwelling thereon.

(2) No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon any lot shall at any time be used as a residence either temporarily or permanently. No structure of a temporary nature shall be used as a residence and no house trailer shall be placed on any lot either temporarily or permanently.

(3) No noxious or offensive activity shall be carried on anywhere on the property subject to these covenants nor shall anything be done thereon which may be or become an annoyance, nuisance or menace to the neighborhood. No lot or any part thereof shall be used for any business or commercial purpose.

(4) No animals shall be kept, maintained, or quartered on any lot or tract in this subdivision except one horse, one cow, dogs, cats, rabbits, hamsters or caged birds in reasonable numbers as pets for the pleasure of the occupants.

#### SET BACKS, LOCATION AND SIZE OF IMPROVEMENTS AND OF BUILDING PLOTS

(1) No building shall be erected on any lot near to the front line than fifty-eight (58') feet.

(2) Any detached garage or other outbuilding erected shall be at least 108 feet from the front lot line shown on said plat and no nearer than 20 feet to any side or rear lot line.

(3) No lot shall be recut so as to face in any direction other than as shown on the recorded plat nor shall it be recut so as to make any building site smaller than is provided for herein.

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