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(3.) No building shall be located on any lot nearer to front line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat, above referred to. In any event no building shall be located on any lot nearer than the set back line shown on recorded plat to the front and 10 feet to any side street. No building shall be located nearer than 7½ feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located on the rear ¼ of the lot.

(4.) No lot shall be re-cut to make two or more lots.

(5.) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

(6.) No trailer, mobile home, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(7.) The ground floor area of the main structure, exclusive of open porches, and garages, shall not be less than 1700 square feet, nor less than 1000 square feet for a dwelling of more than one story.

(8.) Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat being five feet on side and rear lines of each lot.

(9.) All sewage disposal shall be by septic tank meeting the approval of the State Board of Health until such time as municipal sewage system is made available. All occupants of said land shall be governed by such reasonable sanitary rules and regulations as may be adopted from time to time by a Majority of land owners.

(10.) No fences which shall be erected on any lot in this subdivision shall exceed three feet in height or placed near to the front line of lot than the set back line.

(11.) No horses, cows, chickens, hogs or other domestic animals shall be kept on the premises by owner of any lot or any tenant. This, however, shall not be construed to prevent any owner or tenant from keeping not more than two dogs or cats as pets.

(12.) Each lot owner shall provide receptacles for garbage, in a screened area not generally visible from the road, or private underground garbage receptacles or similar facility in accordance with reasonable standards established by the Company.

(13.) No fuel tanks or similar storage receptacles may be exposed to view, and may be installed only within the main dwelling house, within the accessory building or buried underground.

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