

7. No residence shall be located on any lot nearer to the front lot line than the building setback line shown on the aforementioned plat, and all such residence shall face toward the front line of the lot. No residence shall be nearer than twenty (20) feet to any side lot line.

8. No residence shall be erected on any lot having less than 1,000 square feet of living area.

9. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected upon any lot shall be, at any time, used as a residence, temporarily or permanently. No structure of a temporary nature shall be used as a residence. No house trailer shall be permitted on this property.

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

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

12. No lot shall be re-cut so as to reduce its size unless the purpose of re-cutting is to increase the size of the lots for building a larger residence. No detached garage or outbuilding not connected with the main residence shall be erected nearer than one hundred (100) feet from the front lot line, nor nearer than ten (10) feet to any side or rear lot line.

13. An easement five (5) feet in width is hereby reserved over the rear and side lot lines of each lot for the installation, operation and maintenance of utilities and drainage.

14. All fuel oil tanks or containers shall be covered or buried underground consistent with normal safety precautions.