

constructed to permit any portion of a building, on a building site, to encroach upon another building site.

D. Bldg size. No residential structure shall be erected or placed on any building site, which has an area of less than 1200 square feet.

E. Nuisances. No noxious nor offensive trade or activity shall be carried on upon any building site nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. There shall be no commercial or industrial use of any building property, or building site.

F. Temporary structures. No trailer, basement, tent, shack, garage, barn, or other outbuilding other than guest houses and servants' quarters erected as an accessory building to the principal dwelling on a building site covered by these covenants shall at any time be used for human habitation temporarily or permanently, nor shall any structure of a temporary character be used for human habitation.

G. No dwelling shall be permitted on any building site at a cost less than \$11,000.00 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 material substantitally 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.

H. Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear five feet of each lot and over a strip five feet in width upon each lot along each side lot line.

I. No animals or poultry of any kind other than house pets shall be kept or maintained on any part of said property.

J. Fences and Plantings. No fence, wall, hedge, or mass planting shall be permitted to extend beyond the minimum building setback line established herein except upon approval by the architectural committee as provided in section "B".

K. These covenants are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1985, at which time said covenants shall be automatically extended for successive