

2. This property shall not be used other than for single family residences, schools and churches. A garage for no more than two cars may be erected in addition to a single family residence on each lot.

3. This property shall not be used for business purposes of any description, primarily or in combination with residential use, nor shall any business inventory be stored upon the premises.

4. No tent, trailer or temporary structure shall be used as a residence, even temporarily. No residential structure shall be maintained on the premises other than a permanent and substantial single family dwelling house. This prohibition includes garage apartments.

5. No trailer shall be parked or kept on the premises, even temporarily.

6. No house shall be erected containing less than 900 square feet inside floor space (exclusive of porches, breezeways, garages or similar structures).

7. All residences and garages shall be constructed in a workmanlike manner and of substantial materials.

8. No outside toilet shall be allowed and all sewerage disposal must be by an approved septic tank or by regular sewerage connections.

9. No residence shall be constructed on any lot which has been diminished from its original size, but this shall not prohibit increasing the size of existing lots by combination of all or part of an adjoining lot and the building of a residence upon such enlarged lot.

10. No animals other than domestic pets shall be allowed on the premises.

11. A five foot easement for utilities is hereby reserved across the back of each lot.

IN WITNESS WHEREOF I, George F. Townes, as trustee for James B. Arrowood and James E. Burger, who hold legal title to the entire premises described above, with the consent and ratification of James B. Arrowood and James E. Burger attached hereto, have hereunto set my hand and seal this the 22nd day of March, 1957.

WITNESS:

Richard H. Benson
Lila Jayson

George F. Townes as trustee
for James B. Arrowood and
James E. Burger

(Continued on Next Page)