

exceed two and one-half stories in height, and a private garage for not more than two cars.

(2) No building shall be erected on any residence lot nearer than 60 feet to the front line of said lots, nor nearer than 15 feet to any side street line. No building, except a detached garage or other out building located 75 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.

(3) 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 an annoyance or nuisance to the neighborhood.

(4) No trailer, basement, tent, garage, barn or other out-building 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.

(5) No dwelling shall be permitted on any lot at a cost of less than \$8,000.00 based upon cost levels prevailing on the date of these covenants recording, it being the intention and purpose of this covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially 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. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,000 square feet for a one-story dwelling, exclusive of porches and breezeways, nor less than 1,250 square feet for a dwelling of more than one story.

(6) This property shall not be recut so as to face any direction other than as shown on the recorded plat thereof.

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