

(D) 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 may become an annoyance or nuisance to the neighborhood. There shall be no commercial or industrial use of any building property, or building site.

(E) 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.

(F) Dwelling cost, quality, and size. No dwelling shall be permitted on any building site at a cost less than \$7500.00 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 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 900 square feet for a one story dwelling nor less than 1400 square feet for a dwelling of more than one story.

(G) Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot and over a strip five feet in width upon each lot along each side lot line.

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

(I) 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.

(J) Term. 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 periods of ten years unless by a vote of a majority of