

not to exceed two stories in height and a private garage for not more than two (2) automobiles.

2. No lot shall be re-cut so as to face in any direction other than that shown on the above-mentioned plat.

3. No residences shall be located on any lot nearer to the front lot line than the thirty-five (35) foot building setback line shown on the aforementioned plat, and all such residences shall face toward the front line of the lot. No residence shall be nearer than ten (10) feet to any side lot line.

4. No residence shall be erected on any lot at a cost of less than Ten Thousand and no/100 (\$10,000.00) Dollars, based upon construction cost levels prevailing at the date of these covenants, it being the intention and purpose of this covenant to assure that all dwellings shall be of quality, workmanship and materials substantially the same or better than that which can be produced at the date of these covenants, at the minimum cost stated herein for the minimum permitted dwelling size. No one-story residence shall be constructed on any lot shown on the plat of said subdivision containing less than 1,200 square feet of floor space, exclusive of porches, garages and breezeways. The minimum square footage for a story and one-half residence shall be the same for the first floor of a one-story residence. On all two-story houses located in this subdivision, the minimum square footage shall be 900 square feet of floor space completed for each floor.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon any lot shall at any time be 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.

6. 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.