

by judgment or Court Order shall in nowise affect any of the other provisions which shall remain in full force and effect.

1. This property shall be used solely and exclusively for single-family residential dwellings.

2. No business, trade or commercial activity shall be conducted on any lot or in any building or on any portion of any lot located within said Subdivision.

3. No lot shall be re-cut to face any other street, other than as shown on the plat.

4. No dwelling shall be permitted on any lot at a cost of less than \$14,000.00, based upon cost levels prevailing on the date of these covenants. 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.

5. No trailer, basement, tent, shack, garage or other out-building erected on the tract shall at any time be used as a residence temporarily or permanently; nor shall any structure of a temporary nature be used as a residence.

6. All sewerage disposal shall be by septic tank or other approved sewerage disposal in accordance with the State Board of Health or by Municipal Sewerage System

7. No animals shall be kept upon said premises other than household pets.

8. Easements for the installation and maintenance of utilities, drainage and other purposes are reserved as shown on the recorded plat along the rear 5 feet of each lot and along the side lot lines.

9. No building or structure shall be located on said lots any closer than the set-back line as shown on said plat heretofore referred to.; nor nearer than 5 feet to any side line.

10. No building shall exceed two stories or 28 feet in height.

11. No lot shall be re-subdivided; nor shall any lot line be changed so as to decrease either width or area any lot as shown on said plat.