

No dwelling shall be located on any lot nearer than 25 feet to the rear lot line.

3. No dwelling shall be erected on any lot with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, and garage or carports, less than 1,000 square feet for a one-story dwelling, nor less than 800 square feet for a dwelling of more than one story.

4. No residence shall be erected on any building plot which has a width of less than 75 feet at the front building set back line and no residence shall be erected on any building plot which has an area of less than 12,000 square feet. No lot shall be recut or resubdivided so as to face in any direction other than that shown on the recorded plat.

5. No fence shall be erected in the area between the street line and the line represented by the front of the dwelling and extensions thereof, and no fence shall be erected on any part of the premises which exceeds four feet in height.

6. No livestock, or other animals, other than domestic pets, shall be kept or maintained on any lot.

7. No trailer, basement, tent, shack, garage, barn or other out-building erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character or nature be used as a residence.

8. No noxious or offensive trade or activity shall be carried on upon any of the lots in this subdivision nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

9. Easements for the installation and maintenance of utility and drainage facilities are reserved as shown on the recorded plat, and along the side and rear lines of each lot.

10. All sewer disposal shall be by septic tank meeting the approval of the State Board of Health until such time as other suitable means of sewer disposal shall become available.

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