

for a one story dwelling, nor less than 1500 square feet for a dwelling of one and one-half, two or two and one-half stories.

6. Although some of the lots now have a frontage of less than 130 feet and same shall not be construed as a violation of these restrictions, no building plot shall hereafter be recut or resubdivided in such manner as to reduce its street frontage to less than 130 feet, or its total area to less than 25,000 square feet, nor shall any such plot be recut or resubdivided so as to create an additional building plot; but nothing herein shall be construed to prohibit recutting for the purpose of enlarging the size of an adjacent lot, provided the aforesaid minimum frontage and area are maintained. Except for the undersigned, or either of them, no plot owner shall sell or lease any portion of his property as a way or entrance to any other property, or permit any portion of his property to be used for such purpose.

7. No building shall be located nearer to the front lot line or nearer to the side street line than the building set-back lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 15 feet to any side street line. All buildings shall face toward the front of the lot, with the exception of the corner lots on which a facing of the residence is indicated by an arrow as shown on the recorded plat. No building shall be located nearer than ten feet, nor nearer than per per cent of the average width of the lot, whichever is greater, to any inside lot line, except detached garages and other outbuildings, which shall not

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