

(6) No residential structure shall be located nearer to the front lot line than as provided for on the recorded plat or nearer to a side street line than 20 feet, nor shall such structure be located nearer to any side lot line than ten (10%) per cent of the width of the lot or ten feet, whichever is less. No detached garage or other out-building located on the rear one-fourth of the lot shall be located nearer than five feet to any side lot line.

(7) No residential structure shall be erected or placed on any building plot which plot has an area of less than 12,000 square feet and a width of less than 85 feet at the front building setback line.

(8) There shall be no exposed cement block on the exterior of any residential structure erected on said property.

(9) The ground floor of the main residential structure, exclusive of one story open porches, detached garages or detached carports shall contain not less than 1100 square feet for a one story dwelling nor less than 1000 square feet for a dwelling of more than one story; provided, however, for duplex units situate on lots numbers one through 16, inclusive, the ground floor thereof shall contain not less than 1400 square feet.

(10) No lot shall be subdivided or recut so as to face in any direction other than as shown on the plat above referred to.

(11) 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 an annoyance or nuisance to the neighborhood.

(12) No trailer, house trailer, basement, tent, shack, garage, barn or other out-building erected on the lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(13) The right is reserved to lay and place or authorize the laying and placing of sewer, gas and water pipes, telegraph, telephone and electric light poles on or in any of the streets shown on said recorded plat without compensation or consent of any lot owner.

(14) All sewerage disposal shall be by municipal sewerage, or if such is not available, disposal shall be by septic tank which shall comply with the minimum F. H. A. and G. I. requirements, and shall meet with the approval of the State Board of Health.

(15) Drainage easements, if any, as shown on the recorded plat are reserved.

(16) No cattle, hogs, goats, chickens or ducks shall be kept or raised on any lot in said subdivision, either temporarily or permanently.

(17) No vehicle of any type shall be parked on any lot for the purpose of making repairs to the same or stored other than emergency repairs by the owner of said lot, but no commercial repairs of any vehicle shall be allowed on said lots.

(18) No fences of any type shall be erected on any residential lot in front of the wall of the dwelling located on any lots affected by these restrictions.

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