

(2) All dwellings on the property will be designed by the firm of Joe W. Hiller, Architect, as a planned unit development. All dwellings will be designed to be compatible with adjacent buildings and adjacent property owners.

(3) No portion of the within premises, other than that covered by buildings approved as hereinbefore specified, shall be used for any purpose other than that of a lawn; nothing herein contained, however, shall be construed as preventing the use of the same for private walks, private drives, private swimming pools, tennis courts and other appropriate private recreational facilities, the planting of trees or shrubbery, the growing of flowers, or ornamental plants, or statuary, fountains or similar ornamentations, for the purpose of beautifying said premises; but no vegetable nor grains of the ordinary garden or field variety shall be grown thereon. No weeds, underbrush or other unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon.

(4) No trade, business, commercial enterprise of any type and no noxious or offensive 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. No lot or any part thereof shall be used for any public purpose.

(5) No trailer, basement, tent, shack, garage, barn or other out-building erected in the tract 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.

(6) The floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 2000 square feet or in the case of a one and one-half, two or three story structures shall the ground floor area be less than 1100 square feet.

(7) No building or structure shall be located nearer to the front lot line or near to the side street line than the building set-back line shown on the recorded plat. No building or structure shall be located nearer to any interior side lot line than the distance represented by ten percent of the width of the lot (at the building set-back line) on which said building is to be located; however,

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