

12. Easements for utility installation and maintenance and drainage facilities and maintenance are reserved over and across the side and rear five (5) feet of all of said lots; provided, however, should a structure be placed on two lots so that said structure is placed on a side lot line, then and in that event, said easement as to said side lot line shall no longer be reserved.

13. No lot shall be re-cut so as to face in any direction other than that shown on said plat or described in the deed of conveyance thereto. No lot shall be reduced so as to be smaller than that shown on said plat.

14. No fence of any type, in excess of three feet in height shall be erected on any of said lots in front of the front wall of the dwelling located thereon. Any outside fuel tank shall be placed underground.

15. The right is reserved to lay or place or authorize the laying and placing of sewer, gas and water pipes, telephone, telegraph and electric light poles on any of the streets and alleys shown on said plat, hereafter cut in said subdivision, without compensation or consent of any lot owner, and an easement for the installation and maintenance of utilities and drainage facilities is reserved over said streets and alleys.

16. Until municipal sewerage disposal is available, all sewerage disposal shall be by septic tank meeting the approval of the local and State Board of Health.

17. There shall be only one homesite on any single tract. Nothing herein contained shall be construed to prohibit the use of more than one lot and a portion of another lot as a single residence building site or single homesite, provided that said lot would otherwise meet the requirements as to the size, setback and the other conditions set forth herein.

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