

3. 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.

4. No lot shall have or any part thereof be used for business or commercial purposes, or for any public purpose.

5. No junked automobiles, or partially dis-assembled automobiles, or inoperative vehicles of any type shall be permitted to remain on any lot, temporarily or permanently.

6. No trailer, mobile home, basement, tent, shack, garage, barn, or other outbuilding 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.

7. The ground floor area of the main structure of any dwelling built on these lots, exclusive of one-story open porches and garages, shall be not less than 1,000 square feet for a one-story dwelling, nor less than 1,000 feet for a dwelling of more than one story. No garage or other outbuilding more than one (1) story in height shall be erected upon any lot.

8. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

9. This property shall not be re-cut so as to face any direction other than as shown on the recorded plat thereof.

10. No animals shall be kept, maintained or quartered on any lot except for dogs or cats, or caged birds in a reasonable number, as pets for the pleasure of the property owner.

11. No wall, fence or hedge shall be erected across the front of any lot, or front side property lines, for the first 40 feet, from the front property line.

12. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

13. Nothing herein contained shall be construed to prohibit the use of more than one lot as a single family residential site, provided said site faces the street, as required by these restrictions and recorded plat.

242 1027

4328 RV-23