

1. All numbered lots as shown on said plat shall be used for residential use only, and no part of any lot shall be used for a public alley.

2. No dwelling may be constructed on any lot containing less than 15,000 square feet.

3. No building shall be located on any lot nearer than 30 feet from the front lot line or nearer than 10 feet to a side lot line, except, in the case of a corner lot, no building shall be located nearer than 20 feet from the side street provided, however, that 'Windsor Group, Inc.' reserves the right to except from the foregoing requirements any lot where the terrain or the topography renders the minimum set back requirement prohibitive under good construction practices.

4. No building shall be erected, altered, placed or permitted to remain on any lot other than a detached single family dwelling not to exceed two stories in height and an attached private garage for not more than three automobiles. Heating living areas of the main structure, exclusive of basement, open porches and garage, shall not be less than 1500 square feet in respect to a one-story house.

5. All plans, specifications and builders must be approved by Windsor Group, Inc.

6. No business, profession or trade shall be carried out on said lots.

7. No mobile home, trailer, tent, shack, barn, stable or other outbuildings shall be erected or allowed to remain on any lot nor shall the same at any time be used as a residence, temporary or permanent.

8. No shell house shall be constructed on any lot.

9. No lot shall be used for the sale or display of new or used automobiles nor shall junk automobiles or other junk be allowed to accumulate on any lot.

10. No animals, livestock or poultry of any kind shall be raised, bred or maintained on any lot, except household pets ( Not more than two dogs, nor more than two cats, nor more than four birds, nor more than four rabbits and that for the pleasure and use of a single family, but not for any commercial or breeding use or purpose. Birds and rabbits shall be kept caged at all times. Dogs and cats shall be kept confined at all times and not allowed to roam so as to become a nuisance to the neighborhood or nearby property nor destructive of wildlife. The entire building lot shall be completely landscaped except where the lot is too heavily wooded and then the natural beauty shall hold priority. The front, both sides and the rear of each house shall be landscaped of the entire lot.

15  
45  
70

4328 RV-23