

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. All the buildings shall be erected on the lots in accordance with the set back line as shown on the plat. A & R Associates, 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.

3. 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 1800 square feet in respect to a one-story house nor less than 2100 square feet total for two-story. Each house must have an attached garage.

4. All plans, specifications and builders must be approved by A & R Associates, Inc.

5. No numbered lots in this subdivision shall be recut so as to face in any direction other than as shown on the Plat, nor shall any of the said lot lines be changed so as to create any additional lot; provided: that the developer may alter lines between lots owned by it; or, at the instance of the other property owners whose property is affected, the Director may approve the alteration of property lines between lots of said property owners.

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 rabbits, nor more than four birds, 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

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