

Protective Covenants Applicable to Orderest  
Park as shown on Plat by C. C. Jones, Engineers

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until May 1, 1973, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or sub-division to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from doing so or to recover damage or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

(a) All lots in this tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single family dwelling. Dwellings are not to exceed two and one half stories in height and a private garage for not more than three cars and such other out-buildings incidental to residential use of the lot.

(b) No building shall be located on any residential building lot nearer than 35 feet to the front line nor nearer than five feet to any side line, or rear line.

(c) No residential structure shall be erected or placed on any building plot, which has an area of less than 7,500 square feet or a width of less than 50 feet at the front building set-back line.

(d) 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 a nuisance to the neighborhood.

(e) No trailer, basement, tent, garage, barn or other outbuildings 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.

(f) No dwelling costing less than \$6,000.00 shall be permitted on any of the following lots, Lots #1, 2, 3, 28, 29, 30, 32, 47, 48 and 49. The ground floor area of the main structure, exclusive of one story open porches, and garages, shall not be less than 650 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two or two and one-half story structure.

(g) An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

(h) No part of the tract shall be sold, traded, conveyed or leased to persons of African descent.