

covenant shall not be required unless, prior to said date and effective thereon a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded, appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

3. No building shall be located nearer to the front lot lines or nearer to the side street lines than the building lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 25 feet to the front lot line. No building, except a detached garage or other outbuilding located 75 feet or more from the front lot line shall be located nearer than 10 feet to any side lot line, or nearer than 25 feet to any rear lot line.

4. No lot shall be recut so as to face in any direction other than as shown on the recorded plat; nor shall any lot be recut so as to contain an area less than it now has, as shown on said recorded plat, unless such recutting is done for the purpose of enlarging the size of the adjacent lots.

5. No dwelling shall be permitted on lots numbered 44 through 61, inclusive, and lots numbered 95 through 106, inclusive, with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, and garages or car ports, less than 1800 square feet for a one-story dwelling, nor less than 1200 square feet for a dwelling of more than one story. No dwelling shall be permitted on lots numbered 62 through 94, inclusive, and lots numbered 107 through 111, inclusive, with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, and garages or car ports, less than 1650 square feet for a one-story dwelling, nor less than 1200 square feet for a dwelling of more than one story. For the purpose of computing said minimum square footage of the main structure, enclosed porches may be included at one-half their measured square footage.

6. No noxious or offensive trade or activity shall be conducted upon any lot nor shall anything be done thereon which may be, or become an annoyance or nuisance to the neighborhood.

7. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the subdivision shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

8. 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 shown on said recorded plat without compensation or consent of any lot owner, and an easement for the installation, and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

9. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health until such time as municipal sewerage disposal becomes available.

10. In addition to the foregoing, the following restrictions or protective covenants are hereby imposed upon lots numbered 44 through 58, inclusive:

(a) No lot owner will engage in any activity which will result in the deposit or accumulation of trash, refuse, debris, or other objectionable matter, in or upon the waters of Stone Lake.