

4. SEVERABILITY: Invalidation of any one of these covenants by judgement or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

5. RESIDENTIAL AREA: Lots No. 1 through 22 of said subdivision covered by these restrictions shall be known and designated as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family or two-family dwelling not to exceed one and one-half stories in height and a private garage.

6. COSTS, SIZE: No building shall be permitted to be erected or placed on any residential lot costing less than Six Thousand, and no/100 (\$6,000.00) Dollars bases upon cost and levels prevailing on the date of this instrument, it being the intention and purpose of this covenant to assure that all dwellings shall be of a quality workmanship and materials substantially the same or better than that which can be produced as of the date of this instrument, for the minimum cost herein stated for the minimum size of dwelling permitted. No building shall be constructed, altered or maintained on said residential lots which is composed of less than four and one-half rooms and bath. All residences constructed on said residential lots shall be equipped with an inside bathroom having minimum facilities of one toilet and one lavatory.

7. SEWER: All sewage disposal shall be by septic tank or other comparable disposal methods either of which must meet the approval of the State Board of Health or the Municipal Sewage System. All methods of sewage disposal shall be approved by the County Health Department before being used. All individual sewage disposal units shall be placed on said residential lots at a point below the surface elevation of any wells in the surrounding residential areas, and said individual sewage disposal units shall be placed not less than 100 feet from any well.

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