

E. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. It is the intention of this provision to refer to the body of the structure and not to steps, porches, bay windows and the like. No building shall be located nearer to any side lot line than the distance represented by ten per cent of the lot frontage on which said building is to be located.

F. Residences shall face the street that the lot upon which the residence is built fronts except that any residences erected on Lots Nos. 60 and 94 shall face on Marion Road; any residence erected on Lot No. 77 shall face on Monaview Street, and any residence erected on Lot No. 78 shall face on Floyd Street.

G. In addition to any other easements shown on the recorded plat, a five-foot easement is reserved along each side of all side and rear lot lines for drainage and utility installation and maintenance. A five-foot easement for drainage is also reserved along each side of the creek as shown on said plat.

H. In addition to the drainage easements provided in Paragraph G hereof, nothing shall be done on any lot to disrupt or interfere with natural drainage of this subdivision or any adjacent property unless adequate alternate drainage is provided on said lot or within the bounds of the drainage easements mentioned in Paragraph G hereof.

I. No lot shall contain more than one residential structure, but this restriction shall not prevent a purchaser from using more than one lot for one residence. It is the intention of this restriction to prevent the building of more than one residence on any one lot in this subdivision.

J. No numbered lots in this subdivision shall be recut or resubdivided.

IN WITNESS WHEREOF, J. P. Stevens & Co., Inc. has caused this instrument to be executed by its duly authorized officers and its corporate seal to be hereunto affixed this 27th day of July, 1957.

In the Presence of:

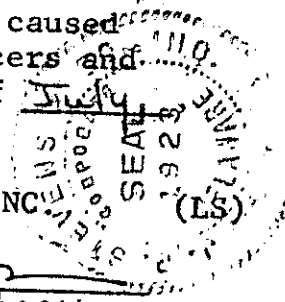
[Signature]

Alice Neighbors

J. P. STEVENS & CO., INC.

By [Signature] Mahn
Vice President

And [Signature]
Asst. Secretary



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