

Invalidation of any 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.

1. All numbered lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two and one-half stories in height, a private garage, domestic employee's quarters and guest house. No other out-buildings of any type shall be erected or altered without the written approval of the Hollyridge Development Company, hereinafter called the "Grantor".

2. No building, including the dwellings, guest house, detached garages and out-buildings shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plans showing the location and orientation of such building have been approved in writing by the Grantor as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation. In the event the Grantor fails to approve or disapprove such design or location within thirty days after such plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant shall be deemed to have been fully complied with.

3. No portion of the within described premises, other than that covered by buildings approved as hereinbefore specified, shall be used for any purpose other than that of a lawn; nothing herein contained, however, shall be construed as preventing the use of the same for walks, drives, private swimming pools, tennis courts and other appropriate private recreational facilities, the planting of trees or shrubbery, the growing of flowers, or ornamental plants, or statuary, fountains or similar ornamentations, for the purpose of beautifying said premises; but no vegetables nor grains of the ordinary garden or field variety shall be grown thereon without the approval of the Grantor. No weeds, underbrush or other unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon.

4. No trade, commercial enterprise of any type, and no noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. No trailer, basement, tent, shack, garage, barn or other out-building 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.

6. The floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 2000 square feet nor in the case of a one and one-half, two or two and one-half story structure, shall the ground floor area be less than 1500 square feet.

7. No building shall be located nearer to the front lot line or nearer to the side street line than the building set-back line shown on the recorded plat. No building shall be located nearer to any interior side lot line than the distance represented by ten per cent of the width of the lot (at the building set-back line) on which said building is to be located. The main structure erected on any lot shall face the street on which such lot faces, except that on those lots which an arrow appears on the recorded plat, such structure shall face in the direction designated by such arrow. And, provided, further, with the approval of the Grantor, under the provisions of covenant two hereof, any

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