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of ten percent of the width of the enlarged lot shall be imposed.

2. This property shall not be used other than for single family residences, schools and churches. A garage for no more than two cars may be erected in addition to a single family residence on each lot.

3. This property shall not be used for business purposes of any description, primarily or in combination with residential use, nor shall any business inventory be stored upon the premises.

4. No tent, trailer or temporary structure shall be used as a residence, even temporarily. No residential structure shall be maintained on the premises other than a permanent and substantial single family dwelling house. This prohibition includes garage apartments.

5. No house shall be erected in Section II containing less than 1500 square feet inside floor space (exclusive of porches, breezeways, garages or similar structures).

6. All residences and garages shall be constructed in a workmanlike manner and of substantial materials.

7. No outside toilet shall be allowed and all sewerage disposal must be by an approved septic tank or by regular sewerage connections.

8. No residence shall be constructed on any lot which has been diminished from its original size, **but** this shall not prohibit increasing the size of existing lots by combination of all or part of an adjoining lot and the building of a residence upon such enlarged lot.

9. No building shall be erected, placed or altered on any building plot in this subdivision until the building

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