

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 owners.

3. No detached building shall be erected on any lot with a distance of less than ten (10) feet from any boundary line of said lot, nor shall any detached building be erected on any lot which is nearer than one hundred (100) feet to the front boundary line of said lot.

4. No lot shall be recut so as to face in any direction 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 lot or lots. The front of every lot in the subdivision shall be the west side thereof, unless some other side shall be clearly designated by said plat or by other action of the owners.

5. No dwelling shall be permitted on any lot which shall be less than 1500 square feet in area in a one-story dwelling, nor less than 1250 square feet in area in a two-story dwelling.

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 out-building upon, or 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. No fence shall be erected on any lot between the set back line and the road which shall be more than three and one-half (3½) feet in height.

9. No lot in said subdivision is to be graded so as to change the flow of surface water.

10. All fuel tanks on any lot in the subdivision shall be put underground or covered.

11. 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 is reserved as shown on the recorded plat and on the rear and side five feet of each lot.

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