

same or better than that which can be produced on the date these covenants are recorded, at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches, and garages, shall be not less than 1,500 square feet for a one-story dwelling, nor less than 1,250 square feet for a dwelling of more than one story.

9. No building shall be located on any lot nearer to the front line or nearer to any side street line than the building set-back lines shown on said plats, nor nearer than 10 feet to any interior lot line, except that a side yard of 5 feet or more shall be required for any garage or other permitted accessory building located on the rear one-fourth of the lot.

A right-of-way and easement for the installation, operation and maintenance of utilities and for drainage purposes is reserved over each lot, said right-of-way and easement to extend for a distance of five feet from each side and rear lot lines.

10. No residential structure shall be erected or placed on any lot in this subdivision which has less frontage than shown on the plats made a part of these covenants.

11. No noxious or offensive trade or activity shall be permitted upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

12. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, except servant quarters permitted under paragraph 6 herein.

13. No fences of any type or wall shall be erected or placed or altered on any lot nearer to any street than the minimum building set-back line unless approved by the architectural control committee hereinabove set forth in paragraph 7 of these covenants.

14. No livestock, poultry, cattle, swine, sheep, goats, horses or other such animals or fowl of similar breed shall be permitted to be kept on any lots. The provisions of this covenant shall not be construed to prevent the occupants of any single family dwelling from keeping not more than two dogs and two cats or other household pets, provided they are not kept, bred or maintained for commercial purposes.

15. All sewerage shall be by septic tank meeting the approval of the State Board of Health until such time as municipal sewage system is made available. As and when such municipal sewage system is made available to any lot in said subdivision, any dwelling thereafter erected on said lot shall use said municipal system for sewerage disposal and shall not be permitted to use a septic tank for said sewerage disposal.

16. The owners of the lots through which any open branch or creek runs shall not construct a dam across the same or otherwise impede or divert the natural flow of said stream, nor shall any of said lot owners pollute said stream in any way.

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