

to exceed two and one-half stories in height and a private garage for not more than two cars.

- (3) No dwelling shall be permitted on any lot with a ground floor area of the main structure exclusive of open porches, garages, or car ports, of less than 1400 square feet for a one story dwelling, nor less than 1000 square feet for a dwelling of more than one story. No dwelling shall be erected on any lot costing less than \$14,000.00.
- (4) No lot shall be used for building purposes which shall contain an area of less than 18,000 square feet and which shall be narrower at the building setback line than 100 feet. This lot shall not be recut in any manner to reduce its size.
- (5) No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence, temporary or permanently, nor shall any structure of a temporary character be used as a residence.
- (6) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance to the neighborhood.
- (7) All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by municipal sewerage system.
- (8) An easement for the installation and maintenance of utilities and drainage facilities is reserved over the rear 5 feet of the lot.

Recorded December 11th., 1964 At 12:14 P.M. # 16862