

the owners of lots and tracts in the subdivision and to secure to each lot or tract owner the full benefit and enjoyment of his home. Anything tending to detract from the attractiveness and value of the property for residence purposes will not be permitted.

USES PERMITTED AND PROHIBITED

(1) All lots in this subdivision or development shall be known and described as residential lots, and shall be used exclusively for single family residential dwellings.

(2) No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon any lot shall at any time be used as a residence either temporarily or permanently. No structure of a temporary nature shall be used as a residence and no house trailer shall be placed on any lot either temporarily or permanently.

(3) No noxious or offensive activity shall be carried on anywhere on the property subject to these covenants nor shall anything be done thereon which may be or become an annoyance, nuisance or menace to the neighborhood. No lot or any part thereof shall be used for any business or commercial purpose.

(4) No animals shall be kept, maintained, or quartered on any lot or tract in this subdivision except that cats, dogs, rabbits, hamsters or caged birds may be kept in reasonable numbers as pets for the pleasure of the occupants.

SET BACKS, LOCATION AND SIZE OF IMPROVEMENTS AND OF BUILDING PLOTS

(1) No building shall be erected on any lot nearer to the front lot line than is shown by the building set back line in the recorded plat. Any such building shall face toward the front line of the lot except that building to be constructed on Lot No. 1 as shown on recorded plat shall face in the direction best suited for that particular lot.

(2) Any detached garage or other outbuilding erected shall be at least 40 feet from the front building line shown on said plat and no nearer than 5 feet to any side or rear lot line.

(Continued on next page)