

4. No dwelling shall be erected on any lot with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, and garage or carports, less than 1,000 square feet for a one-story dwelling, nor less than 800 square feet for a dwelling of more than one story; except, however, dwellings erected on lots 1, 2, 52, 53, 54, 55, and 56 must contain a ground floor area not less than 1,100 square feet.

5. No livestock, or other animals, other than domestic pets, shall be kept or maintained on any lot.

6. No trailer, basement, tent, shack, garage, barn or other out-building erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character or nature be used as a residence.

7. No noxious or offensive trade or activity shall be carried on upon any of the lots in this subdivision nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8. Easements for the installation and maintenance of utility and drainage facilities are reserved along the side and rear lines of each lot.

9. All sewer disposal shall be by septic tank meeting the approval of the State Board of Health until such time as other suitable means of sewer disposal shall become available.

In Witness whereof, the undersigned owners of all the property in Avondale Forest hereunto set their hands and seals, this the 26th day of May, 1965.

1. [Signature]
2. [Signature]
3. [Signature]
4. [Signature]
5. [Signature]

Southeastern Land Co., Inc.
By: [Signature]
President
Williams Land Company, Inc.
By: [Signature]
President
[Signature]
Thomas J. Sizemore
[Signature]
Elouise Sizemore
[Signature]
Jack E. Shaw

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