

(2) Any detached garage or other outbuilding erected shall be at least 100 feet from the front lot line shown on said plat and no nearer than 10 feet to any side or rear lot line.

(3) No lot shall be recut so as to face in any direction other than as shown on the recorded plat, nor shall it be recut so as to make any building site smaller than is provided for herein unless such recutting is done for the purpose of enlarging the size of the adjacent lots.

(4) Nothing contained herein shall be construed to prohibit the use of more than one lot, or of portions of one or more lots, as a single residential building site.

(5) No one-story, split-level or story-and-a-half residence shall be constructed containing less than 1,800 square feet of floor space, exclusive of porches, garages and breezeways.

(6) 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 5 feet of each lot.

(7) All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health until such time as municipal sewerage disposal becomes available.

(8) Any connection with the water line on said streets shall be at purchaser's expense and the use of such water shall be confined to the respective lot.

(9) All tanks, barrels, or containers for fuel oil shall be placed below the ground or concealed.

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