

character be used as a residence. No fence shall be placed nearer the street than the building line as shown on the plat.

6. The ground floor area of the main structure of any one story residence shall be not less than 2,200 square feet, but if the house has a finished basement, the minimum area of the main floor may be 2,000 square feet. In computing the area of split-level houses, the total number of square feet contained in the lower level shall be computed at one-half and when so computed, the minimum area of the entire split level house shall not be less than 2,200 square feet. In houses having two stories the total finished area shall be not less than 2,500 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded.
7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.
8. These lots shall not be re-cut as to face in any direction other than as shown on the recorded plat.
9. All sewage disposal shall be by septic tank meeting the approval of the State Board of Health or municipal sewerage system.
10. Any residence constructed upon any lot must be completed on the exterior and the lot landscaped within eight months after the date the footings are poured. A fine of \$500.00 for each month or portion thereof shall be imposed by the building committee when any house and landscaping remains incomplete after the expiration of the said eight months and this fine is hereby levied against the said lot, and the said fine shall constitute a lien against this lot; provided, however, that the said lien shall not affect or prejudice the rights or liens of other lien creditors. Any fines so collected shall be used by the building committee constituted in Paragraph 2, for the beautification of the subdivision; provided, further, the said committee shall have the rights and authority to waive the said fine at any time either before or after it shall accrue.
11. No bathing pools shall be constructed or maintained on any lot unless it is surrounded by a sightly screening fence.