

6.

No trade or business and no noxious or offensive activities shall be carried on upon any residential lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No livestock or poultry may be kept on a residential lot, but this restriction shall not prevent owners of lots in said subdivision from keeping and maintaining ordinary household pets.

7.

No trailer, basement, tent, shack, garage, or other out buildings erected on these residential lots shall be, at any time, used as a residence temporarily or permanently nor shall be any residence be moved on to a building plot in the subdivision.

8.

No dwelling shall be permitted on any lot which has less than 900 square feet of heated space on the main or ground floor, exclusive of garage space.

9.

No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 35 feet to the front lot line or nearer than 10 feet to any side street line. No dwelling shall be located nearer than ten feet to an interior lot line and no unattached garage shall be located nearer than ten feet to a rear lot line.

10.

No sign of any kind shall be displayed to the public view on any lot, except one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales.

11.

No lot shall be used or maintained as a dumping ground for rubbish, old cars or other waste materials. All trash, garbage and other waste material shall be kept in sanitary containers.

12.

No hedge, fence or wall shall be permitted on any lot which shall give undue offense to owners of adjoining lots by reason of height, nor shall any tree be allowed to grow to such a height so as to interfere with the sunlight striking the solar collector of any house in this subdivision.

13.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear ten (10) feet and each side five (5) feet of every lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through the drainage channels in the easements. The easements area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

14.

The Subdivider, its successors or assigns reserve the right to assess, charge and collect from the owners of each lot within the subdivision the necessary tap-on fees for water and/or sewer lines, for street improvements and maintenance and other general maintenance within the Subdivision.

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