

from streets and adequate free spaces between structures; and in general to provide adequately for a high type and quality of improvement in said property and thereby enhance the value of investments made by the purchasers of lots therein.

All uses and requirements shall be approved by any and all appropriate governmental authorities having jurisdiction thereof.

II.

USES PROHIBITED AND PERMITTED - SINGLE FAMILY RESIDENCE LOTS

1. Said property shall not be used nor shall any portion thereof be used for any purpose other than residence purposes.
2. No building other than a detached, single-family dwelling house and appurtenant outbuildings, including garages, barns and tool-sheds for private use, shall be erected, constructed or maintained on any lot, nor shall any building constructed or erected on any said lot be used for any purpose other than a private dwelling house or appurtenant outbuilding, including garage, barn and tool-shed for private use.
3. When the construction of any building on any lot is once begun, work thereon must be prosecuted diligently and it must be completed within a reasonable time, but not to exceed two (2) years. No building shall be occupied during construction or until made to comply with all requirements of this Declaration. No outbuilding, garage, barn, shed, mobile home, tent, trailer, basement or temporary building shall be used for permanent or temporary residence purposes, without written permission of the Declarants.
4. No business of any kind whatsoever shall be erected, maintained, operated, carried on, permitted or conducted on any lot or any part thereof and no noxious, dangerous or offensive thing, activity or nuisance shall be erected, maintained, operated, carried on, permitted or conducted on said property or any part thereof, nor shall anything be done thereon which may be or become an annoyance or nuisance to the remaining lots or their owners.
5. Any dwelling house, appurtenant outbuilding, garage, barn or structure shall be constructed of new materials only, unless written permission to the contrary is granted by the Declarants. No previously constructed structure shall be moved upon any lot from another location without written permission from the Declarants. No sheet metal, exposed concrete blocks, asbestos siding or other unsightly material shall be installed in any structure.

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