

compensation for services performed pursuant to this covenant. The powers and duties of said Anthony W. Abercrombie, and of his designated representative shall cease on and after January 1, 1990. Thereafter the approval described in these covenants shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded, appointing a representative or representative who shall thereafter exercise the same powers previously exercised by said committee.

3. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. In any event, no building shall be located on any residential plot nearer than twenty (20) feet to any side street line. All residences shall face toward the front of the lot with the exception of the corner lots on which the facing of the residence is indicated by an arrow, as shown on the recorded plat. No building shall be located nearer than ten (10) feet, nor nearer than 10% of the average width of the lot, whichever is greater, to any inside lot line, except detached garages and other outbuildings which shall not be located nearer than seventy five (75) feet to the front lot line nor nearer than five (5) feet to any side or rear lot line. The said Anthony W. Abercrombie or his designated representative shall have the authority to waive the requirements of this paragraph and of the recorded plat as to the facing of these buildings and as to the side line and setback line requirements.

4. No livestock shall be kept or maintained upon any of the premises included within the subdivision. No other animals may be maintained in enclosures within the subdivision which may become or constitute a nuisance to the other property owners. Pens for such animals must be hidden from view of streets in the subdivision. Pets, such as dogs and cats may be maintained upon the premises belonging to the owner. No noxious or offensive trade or activity shall be carried upon these lots, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood. No business open to public shall be carried on from within any structure and vehicles are to be kept off streets except visitor parking.

5. No trailer, basement, tent, shack, garage, barn or other building erected on these lots shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. No previously used building shall be relocated on any lot in the subdivision. All boats, trailers, campers and recreational vehicles must be kept on a temporary basis and in an unobstrusive manner.

6. No building lot shall be re-subdivided. There shall not be any one story residence erected, placed, altered, or permitted to remain on any of the lots having a floor area in the main building, exclusive of porches, basements and garages of less than 2,500 square feet. There shall not be any residence with more than one story erected, placed, altered, or permitted to remain on any of the lots having a total cumulative floor area in the main building, exclusive of porches, basements, and garages of less than 2,700 square feet.