

nuisance or menace to the neighborhood, nor which shall violate any Municipal, County or State ordinance.

10. No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon said lots shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character nor any structure which is unfinished or uncompleted be used as a residence. No house trailer or mobile home shall be placed on any of said lots, either temporarily or permanently, unless the same shall be stored in a closed building so as not to be visible from outside of said building.

11. No fence of any type, wall, or hedge shall be erected on any of said lots, in front of the rear wall of the dwelling located thereon, except upon written approval of the Architectural Committee, as hereinafter provided. All fuel oil tanks, gas tanks, and other storage containers used in connection with a dwelling shall be placed underground or placed in an outbuilding, consistent with normal safety precautions, so that said tanks or containers shall not be visible.

12. If said lots are subsequently recut and resubdivided, no residence shall be constructed on such subdivided property or any lot or portion thereof which is smaller than the smallest lot shown on the above referred to plat. Nothing herein contained shall be construed to prohibit the use of more than one lot or portions of one or more lots as a single residence building site, provided that said lot would otherwise meet the requirements as to size, setback and directional facing of said dwellings. No dwelling may be constructed on any lot or portion of lot less than 12,000 square feet.

13. Easements for utility installation and drainage facilities are reserved over and across the side and rear portions of said lots as indicated on the above mentioned plat, with the provision that in the event one or more lots or portions thereof are joined together to form a larger lot, the easement shall be only on the side and rear boundaries of the lot as formed. In any event, an easement of 5 feet along all side and rear lot lines is reserved whether or not shown on said subdivision plat.

0709

4328 W.21