

(F) Temporary structures. No trailer, basement, shack, tent, garage, barn, or other outbuilding other than guest houses and servants' quarters erected as an accessory building to the principal dwelling on a building site covered by these covenants shall at any time be used for human habitation temporarily or permanently, or shall any structure of a temporary character be used for human habitation.

(G) Dwelling cost, quality, and size. No dwelling shall be permitted on any building site at a cost less than \$11,000 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and material substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of a one-story open porch and garage, shall be not less than 1200 square feet for a one story dwelling nor less than 1400 square feet for a dwelling of more than one story.

(H) Basements. Basements 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 and over a strip five feet in width upon each lot along each side lot line.

(I) Animals. No animal or poultry of any kind other than house pets shall be kept or maintained on any part of said property.

(J) Fences and Plantings. No fence, wall, hedge, or mass planting shall be permitted to extend beyond the minimum building setback line established herein except upon a proval by the architectural committee as provided in Section " ".

(K) Term. These covenants are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1985, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of a majority of the ten owners of the building sites covered by these covenants it is agreed to change said covenants in whole or in part.

(L) Exceptions. On lots one and fourteen of said subdivision, location of houses on said lots must be approved by Burns E. Cale and Thomas M. Hughes before construction is begun.