

than fifty feet to the front property line nor nearer than 10 feet to any side property line, except attached garage, said garage not to exceed one story in height and to set back not less than 6 feet from the front line of the building to which it is attached.

No residence shall be wider than or cover more than 70% of the width of the plot on which it is built, leaving 30% for combined side yard areas (except residences with attached garage) except residence with one story open porches, in which case one-half of the width of the open porch may be used in calculating the side yard requirements.

C. No residential structure shall be erected or placed on any building plot which plot has an area of less than 15,000 square feet or a width of less than 78 feet at the front building set back line.

D. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.

E. No person of any race other than the caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

F. No trailer, basement, tent, shack, garage or other outbuilding erected in the tract 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.

G. No dwelling shall have less than 1000 sq. feet of ground floor area of the main structure, in case of one floor plan house, exclusive of porches and garages; nor less than 750^{square}/feet in the case of a one and one-half or two story structure.

H. Each and all of the 72 lots shown on the recorded plat of North-side Gardens is hereby declared to be a residential lot.