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11. No dwelling shall be permitted on any lot at a cost of less than \$ 7000.00 based upon the 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 materials 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 one-story open porches and garages, shall be not less than 1000 square feet for a one story dwelling, nor less than 900 square feet for a dwelling of more than one story, except as to those lots facing on Highway 291, where the ground floor area of the main structure shall be 1200 square feet.

12. No lot shall be subdivided or recut so as to face in any direction other than is shown on the plat above referred to.

13. The right is reserved to lay and place or authorize the laying and placing of sewer, gas and water pipes, telegraph, telephone and electric light poles on or in any of the streets shown on said recorded plat without compensation or consent of any lot owner, and an easement is reserved across the rear 5 feet of each lot for utility installation and maintenance..

14. Privilege is granted to purchasers of lots to make one connection with the water line on said streets for the use of each lot purchased at the purchaser's own expense.

15. All Sewerage disposal shall be by Municipal Sewerage, or if Municipal Sewerage is not available, disposal shall be by septic tanks meeting the approval of the State Board of Health, and electricity and Municipal water shall be available to all lots as needed.

16. All fuel oil tanks used to supply oil for heating purposes shall be buried underground.

WITNESS the grantor's hand and seal this 14th day of April,
in the year of our Lord One Thousand Nine Hundred and Fifty-One.

Signed, Sealed and Delivered in
the presence of

Wm. H. Alford
Harry S. Joyner

B. H. B. L. L.