

-Page 3-

12. No dwelling shall be constructed on any lot at a cost of less than \$12,000.00, based upon the cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of these covenants 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 dwelling size. The ground floor of the main structure, exclusive of one-story open porches and garages, shall be not less than 1500 square feet for a one story dwelling, nor less than 1200 square feet for a dwelling of more than one story.
13. No lot shall be subdivided or recut so as to face in any direction other than is shown on the plat above referred to.
14. 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.
15. All sewerage disposal shall be by municipal sewerage, or if such is not available, disposal shall be by septic tank which shall comply with the minimum F.H.A. and G.I. requirements, and shall meet with the approval of the State Board of Health. Septic tanks shall be located on the rear half of lots and no drain tile shall extend nearer than 50 feet of the rear lot line or of any easement or drain ditch entering into the lake. The 50 ft. minimum shall be extended if required by the State Board of Health or F.H.A. and G.I. requirements. In the event garbage disposal units are used, the same shall be attached to and empty into separate septic tanks.
16. All fuel oil tanks or containers shall be buried underground or covered consistent with normal safety precautions.
17. No residence so similar or identical in construction, design or placement to an existing residence shall be constructed in said subdivision. No detached carport, garage or other detached accessory building or any part thereof, shall be constructed in front of the front line of the main residential structure, and no carport shall be erected on the side or rear of any residence when any part thereof will extend beyond the side lot line hereinabove provided. All doors of garages and accessory buildings shall open to the side or rear of the lot except those built behind the rear line of the residential structure.
18. No boats to be permitted in Shannon Forest Lake any larger than 14 feet in length and no motors larger than 5 H. P. motor size subject to further restriction by owners by vote. No wharfs, docks, or piers shall be erected that will extend more than 10 feet into lake.
19. No person shall be permitted to do anything which would tend to make the lake a hazard, nor shall any activity be permitted which shall be a nuisance.
20. No person shall be permitted to put debris, trash, garbage or any other obnoxious or objectionable materials in the lake.

(Continued on next page)