

(3) No trailer shall be occupied upon any lot for sleeping or dwelling purposes. No signs or bulletin boards shall be permitted on any lot except when used in connection with the sale of said lot or when used by contractors during the period of construction of a building upon a lot. No animals, livestock, or poultry of any kind, other than house pets and personal riding horses or ponies, shall be kept or maintained on any part of said property. This shall not be construed so as not to permit any animals, livestock, or poultry, even though pets, that are kept to be bred, or maintained for any commercial purpose. No noxious or offensive activity shall be carried on, nor shall anything be done which may be or become any annoyance or nuisance to the neighborhood.

IV. No building shall exceed two stories of twenty-eight feet in height.

V. No building or structure shall be located on said lots no closer than the set back lines as shown on said plat heretofore referred to.

VI. There shall be no more than one principal building and its accessory building upon each lot. No more than one family shall occupy a dwelling at any one time.

VII. There shall be no dwellings constructed within said subdivision having less than the minimum floor area as follows:

(a) One story buildings shall have a minimum floor area exclusive of basements, cellars, porches and garage not less than 1,500 sq. feet.

(b) The minimum square footage required in story and half house is the same for the first floor as a one story house. On all tri-level or split-level houses erected in said subdivision 50% credit per square feet will be given for completed and heated spaces on the ground floor of basement level.

VIII. Easements for installation and maintenance of utilities, drainage facilities and other purposes are reserved over the rear five feet of each lot and along side lot lines.

IX. Validity. If any section, subsection, sentence, clause or phase of these covenants and restrictions for any reason held to be unconstitutional or invalid, such decision shall not effect the validity of the remaining portions of the covenants and restrictions.

Witness:

Angela N. Harris  
Steph L. Peter

(Continued on Next Page)

A. C. Hodgens

A. C. Hodgens, Owner