

width of such lot or combination of lots measured at the front building set back line, nor nearer than Twenty (20) feet to any side street line as shown on the said recorded plat.

(5) No single floor residential structure shall be erected or placed on any building plot which structure shall have a ground floor area of less than Eight Hundred (800) square feet. No residential structure having more than one (1) story shall have a ground floor area of less than Six Hundred (600) square feet. The minimum ground floor areas herein set out shall be exclusive of porches, breezeways and garages.

(6) Easements and rights-of-way as shown on the recorded plat of this Subdivision are reserved for the purposes shown thereon. Where no specific easement or right-of-way is shown on said plat, the owner reserves an easement of five (5) feet in width along each side and rear lot line, for drainage and utilities.

(7) 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 an annoyance or nuisance to the neighborhood.

(8) No trailer, shack, tent, garage, barn or other out-building shall be erected on this tract, which at any time may be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(9) All sewage disposal systems shall be by and connected with municipal sewage disposal. No septic tanks or similar sewage disposal shall be placed upon the property.

These covenants shall be binding on all parties hereto and all persons claiming under them until December 1, 1985, at which time the said covenants and restrictions shall be automatically terminated unless by vote of the majority of the then owners of the lots within the said Subdivision, it is agreed in writing to extend the said covenants and restrictions for such period of time as they then may see fit.

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