

1. All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two and one-half stories in height, or a private garage. No other out-buildings of any type shall be erected or altered without the written approval of Ansel J. Ross.
2. No trade, commercial enterprise of any type, and no noxious or offensive 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.
3. No trailer, basement, tent, shack, garage, barn 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.
4. The floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1200 square feet nor in the case of a one and one-half, two or two and one-half story structure, shall be ground floor area be less than 1000 square feet.
5. No surface closet shall ever be used on any portion of any of said lots; until such time as public sewerage disposal facilities shall be available, all sewerage disposal shall be by septic tanks, or other underground disposal facilities approved by the public health authorities.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said _____
 Morris F. Smith _____

_____ His _____ Heirs and Assigns forever.