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3. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event no building shall be located on any residential building plot nearer than fifteen feet to any side street line. All residences shall face toward the front of the lot with the exception of the corner lots on which the facing of the residence is indicated by an arrow, as shown on the recorded plat. No building shall be located nearer than ten feet, nor nearer than ten per cent of the average width of the lot, whichever is greater, to any inside lot line except detached garages and other outbuildings, which shall not be located nearer than seventy-five feet to the front lot line, nor nearer than five feet to any side or rear lot line. The building committee designated in paragraph 2 shall have authority to waive the requirements of this paragraph and of the recorded plat as to the facing of these buildings, and the side line and setback line requirements.

4. 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.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on 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. No fence shall be placed nearer the street than the building line as shown on the plat.

6. The ground floor area of the main structure of any residence, exclusive of one-story open porches and garages, shall be not less than 1700 square feet for a one-story dwelling, nor less than 1600 square feet for a dwelling having

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