

All fuel tanks or containers shall be covered or buried underground consistent with normal safety precautions.

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

No one-story, split-level, or story and a half shall be constructed on any of the lots that contain less than 1,500 square feet of floor space. In computing the square footage of any split-level residence or tri-level residence, credit shall be given for one-half the square footage of any basement which is finished and heated. In computing the square footage of any story and a half residence, no credit shall be given for the area above the ground floor. No two-story residence shall be constructed containing less than nine hundred square feet of floor space on the ground floor or less than seven hundred square feet of floor space on the second floor.

An easement is reserved over the rear and side lot lines five feet (5') in width on each lot for the installation, operation and maintenance of utilities and for drainage. Such easements across the lots as are shown on the recorded Plat are also reserved.

ARTICLE II.

Additional Property. The declarant may from time to time subject additional real property to the restrictions, covenants, reservations, liens and changes herein set forth by appropriate reference hereto.

ARTICLE III.

Validity. If any section, subsection, sentence, clause, or phrase 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.

ARTICLE IV.

Architectural Control Committee. There shall be an Architectural Control Committee composed of Norman S. Garrison, Jr. and Bobby G. Sexton, or their representatives. All plans and

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