

3. No dwelling shall be erected on any lot with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, garages, or carports, less than 1200 square feet for a one-story dwelling, nor less than 1000 square feet for a dwelling of more than one story.

4. Should the above described property be recut or resubdivided, no lot resulting from resubdivision shall have a width of less than 100 feet at the front building set back line or an area of less than one-half acre.

5. No trailer, basement, tent, shack, garage, barn, or outbuilding shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character or nature be used as a residence.

6. No noxious or offensive trade or activity shall be conducted on said lot nor shall anything be done thereon which may be, or become an annoyance or nuisance to the neighborhood.

7. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health until such time as other suitable means of sewerage disposal shall become available.

This conveyance is made subject to the rights, if any, which may be held by the owner or owners of Lot 3 to use the strip of land, 50 feet in width, which lies along the rear line of said lot.

Deed & Restrictions Recorded November 3, 1969 At 3:50 P.M. # 10452