

than 10 feet. No detached garage shall be located nearer to the front lines than 80 feet, nor nearer than 5 feet from any side or rear lines.

7. No dwelling shall be located, altered or permitted to be placed on any lot which has an area of less than 900 square feet.

8. 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.

9. No trailer, base tent, shack, garage, barn or other outbuilding erected on any lot 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.

10. Easements for utility installation and maintenance and drainage are reserved over and across the rear 5 feet of all said lots; and drainage easements are reserved over and across 5 feet on each side lot line of all lots, to be used for drainage purposes only; provided, however, should a structure be placed on 2 lots so that said structure is placed on a side lot line then and in the event, said easement as to said side lot line shall no longer be reserved.

11. No lot shall be recut so as to face in any direction other than shown on said plat or described in the deed of conveyance thereto.

12. No fence of any type, in excess of 4 feet in height, shall be erected on any lot in front of the front wall of the dwelling located thereon.

13. The right is reserved to lay or place or authorize the laying and placing of sewer, gas and water pipes, telephone, telegraph and electric light poles in any of the streets and alleys shown on said plat or thereafter cut, in said subdivision, without compensation, or consent of any lot owner and an easement for the installation and maintenance of utilities and drainage facilities are reserved over said streets and alleys.

14. The right is hereby reserved by the undersigned to alter, change or amend the above restrictions so as to comply with the minimum requirements of the Federal Housing Administration, Veterans

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