

3. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. In any event no building shall be located on any residential plot nearer than 20 feet to any side street line. No building shall be located nearer than 8 feet, nor nearer than 10% of the width of the lot at the building line as shown on said plat, whichever is greater, to any inside lot line, except detached garages and other outbuildings which shall not be located nearer than 75 feet to the front lot line nor nearer than 8 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 as to 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. No lot owner within this subdivision shall permit any noxious or unsightly condition to exist on his property, and in event of the existence of such, the building committee or a community governing body, as may be hereinafter organized, shall give ten (10) days written notice to the occupant or property owner, and in the event the condition is not corrected within such ten (10) day period, the property owner hereby authorizes for himself, or any person holding under him, the building committee, or community governing body to enter on the property and correct such condition, and the costs thereof to constitute a lien upon the property, provided, however, that such lien shall be subordinate to any first mortgage on the subject premises.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the 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.

6. The ground floor area of the main structure of any one story residence, exclusive of one story open porches, storage areas and garages, shall not be less than 1,800 square feet, any dwelling having more than one story shall have a total floor area of not less than 2,000 square feet. In computing the area under this paragraph, all porches, storage areas, carports, garages, and breezeways shall be excluded.

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