

no building or structure shall be located nearer to the joint line of Tracts A and B than 40 <sup>50</sup> feet. The main structure erected on any lot shall face the street on which such lot faces.

(8) In addition to drainage easements shown on the recorded plat, a five-foot easement is reserved along all lot lines for drainage and utility installation and maintenance provided, that when more than one lot shall be used as a site for only one residence, the aforesaid five-foot easement shall apply only with respect to the exterior lines of such consolidated lot.

(9) No surface closet shall ever be used on any portion of any of said lots; until such time as public sewerage disposal facilities shall be available, all sewerage disposal shall be by septic tanks, or other underground disposal facilities approved by the appropriate public health authorities.

(10) No lots in this subdivision shall be recut so as to face any direction other than as shown on the recorded plat hereinafter referred to, nor shall any of said lots be resubdivided so as to recreate an additional building lot. This provision is not intended to prevent cutting off a small portion or portions of any lot for the purpose of conveying the same to an adjoining lot owner. Where a residence has been erected on a tract consisting of two or more lots, none of said lots shall be thereafter sold separately if such sale would result in a violation of the provisions of covenant No. 7 hereof.

(11) No fence, wall or hedge shall be erected or planted along any lot line and no tank for the storage of fuel above the surface of the ground shall be erected upon any lot, unless under the provisions of covenant No. 2 hereof the approval of the Developer shall have been first obtained.

(12) No livestock, fowl or animal of any kind, except cats, dogs and other household pets, shall be kept or harbored upon any lot. Upon complaint of any lot owner or adjacent property owner the Developer, at its discretion, may limit or prohibit the keeping or harboring of any or all animals permitted hereunder.

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