

3. Invalidation of any one of these covenants by judgment or Court order shall in no wise effect any of the provisions which shall remain in full force and effect.

4. All lots shall be residential lots, to be used exclusively for single-family residential dwellings. No structure shall be erected, altered, placed or permitted to remain on any lot other than the residence, a detached garage or storage building, and horse or cattle stable or bar, that first approved by any two of the architect committee composed of J.W. Terry and Ida C. Terry.

5. No livestock, such as swine, sheep, goats, or other such animals of similar breed shall be permitted to be kept on any said lots. Likewise, not over a total of four (4) per acre of small fowl and animals such as chickens, ducks, geese, cats, dogs or others shall be kept on any said lots. Ponies and horses may be kept in reasonable numbers as pets for the pleasure of the family residing upon said lot; however, this restriction would prohibit and prevent the raising of dogs, cats, birds as a business. Ponies, horses and cattle in any combination of not more than two per acre may be raised for business purposes but must be contained behind property fencing.

6. No building shall be located, placed, or altered or permitted to remain nearer any property line than 40 feet. No detached garage or other outbuilding shall exceed one story in height; nor shall they be located, placed, altered, or permitted to remain in nearer than 40 feet from exterior property lines.

7. No lot shall be re-cut to a size smaller than two acres. There will be no further subdivision of any tracts