

one-story structures and for two-story structures, ground floor area of fourteen hundred (1400) square feet, and a second-story area of four hundred (400) square feet. No concrete blocks or imitation-type construction materials shall be used in said structures so as to be visible from the outside of said structure. No dwelling shall be permitted on any numbered lot which lot has an area of less than 40,000 square feet at a cost of less than \$16,000, exclusive of lot, based upon cost levels prevailing on the date the covenants are recorded. No dwelling shall be permitted on any numbered lot which lot has an area of more than 40,000 square feet at a cost of less than \$18,000 exclusive of lot, based upon cost levels prevailing on the date the covenants are recorded. It being the intention and purpose herein to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded, at the minimum cost stated herein for the minimum permitted dwelling size.

9. No noxious or offensive trade or activity shall be carried on upon any of the said numbered lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

10. No junk automobiles, trucks, buses, or other junk conveyances shall be allowed to remain on any numbered lot unless said junk is kept in garage. The practice of a mechanic trade to serve the public shall not be permitted on any numbered lot.

11. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on said numbered lots 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.

12. Easements for utility installation and maintenance and drainage facilities and maintenance are reserved over and across the side and rear five (5) feet of all of said lots; provided, however,

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