

any said tract. Any animal permitted to be kept on any said tract by this provision must be contained by the tract owner in appropriate fences or cages.

3. No dwelling shall be placed on any tract that shall contain less than 1,000 square feet of heated living floor space. Heated floor space as used herein shall mean all the area of the dwelling exclusive of all porches, breeze-ways, decks, garages and patios. No structure intended for use at the residence of said tract shall have unpainted metal roofing or siding or asbestos siding, nor shall there be any exposed exterior wall or foundation consisting of poured concrete, cinder block or concrete block.

4. No trailer, basement, tent, shack, garage, barn or other out building erected upon said tract shall at any time be used as a residence either temporarily or permanently, nor shall any structure of a temporary character nor any structure which is unfinished or uncompleted be used as a residence. No house trailer or mobile home shall be placed on any tract, either temporarily or permanently; provided, however, that tract owners may be allowed no more than 1 mobile camper, provided said camper shall be placed in such a manner as to not be visible from any road or other tract.

5. No structure intended for use as a residential dwelling on any tract shall be located any closer than 50 feet from any public road nor closer than 30 feet from any side tract line.

6. Until municipal sewerage disposal is available, all sewerage disposal shall be by septic tank which must meet approval of the local state board of health. In no event shall any septic tank be located so as to contaminate any stream or pond or river.

7. The undersigned contemplates that, following the date hereof, he will, in a systematic manner, divide the acreage as shown on the recorded plat referred to hereinabove into tracts of varying acres. Once the tracts are surveyed and the plat thereof made a matter of record, no such tract may be recut subsequently to that to a size smaller than 3 acres. Additionally, nothing herein contained shall be construed to prohibit the use of more than one tract or one tract and a portion of another tract as a single residential building site, provided, that the tracts, when so formed, would otherwise meet the requirements as contained herein as to minimum lot size and set back limitation.

8. No commercial activity shall be conducted on any of the tracts nor shall any activity thereon be allowed which is of a noxious and offensive nature or would constitute a public nuisance.