

(except Lot No. 18 shall be 20 feet). No detached garage or other outbuildings shall exceed one story in height, nor shall they be located, placed, altered or permitted to remain nearer than 25 feet behind the front setback line as shown on said plat, nor nearer than 25 feet from any side or rear lot line.

7. No dwelling shall be located, placed, altered or permitted to remain upon any lot which has an area of less than 1.42 acres or a width of less than 200 feet at front setback line except Lot No. 18 is excluded. No lot shall be re-cut to a smaller size than that shown on the recorded plat. On all of said lots, the main building or dwelling shall face toward the front lot line.

8. The ground floor area of the main structure, exclusive of one-story open porches, garages and breezeways, shall be as follows:

(a) No one-story structure shall be placed on any lot containing less than 1600 square feet of floor space.

(b) No split-level or one and one-half story residence shall be placed on any lot containing less than 1,800 square feet of floor space.

(c) No two-story structure shall be placed on said lots containing less than 2,200 square feet with a minimum of 1,100 square feet on the first floor.

(d) In computing the square footage of any split-level residence, any basement which is finished and heated shall be computed on a one-half of its square footage towards computation of the total square footage required. In computing the square footage of any one and one-half story residence, no credit shall be given for the square footage area above the main ground floor area.

9. No noxious or offensive trade or activity shall be carried on upon any of said lots, nor shall anything be done thereon which may be or become an annoyance or nuisance or menace to the neighborhood, nor shall any use for business, commercial or public purposes be permitted.

10. No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon said lots 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 of said lots either temporarily or permanently unless the same shall be stored in a closed building so as not to be visible from outside of said building.

11. No fence or wall of any type shall be erected on any of said lots in front of the front wall of the dwelling located thereon which shall exceed three feet in height. All fuel oil tanks, gas tanks and other storage containers used in connection with a dwelling shall be placed underground or placed in an outbuilding, consistent with normal safety precautions, so that said tanks or containers shall not be visible.

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