

business, trade or commercial activity of any nature shall be conducted in any buildings or upon any portion of any of the residential lots. Additionally, no lot owner shall engage in any other activity which will result in the deposit or accumulation of trash, refuse, junk cars, debris or other objectional matter on the premises.

8. The ground floor heated area of the main structure on any lot, exclusive of one story open porches, basements, and garages, shall not be less than 1,200 square feet, except Lots 72 and 73, which shall be allowed 1,000 square foot structures.

9. No fences of any type shall be erected on any residential lot in front of the wall of the dwelling located on any lot affected by these restrictions, except that a fence not in excess of 18 inches in height will be permitted to be located between the front wall of the house and the street.

10. In the event of the unintentional violation of any of the restrictions contained herein with respect to any lot, the undersigned lot owners reserve the right to change, amend or release any of these restrictions as the same may apply to that particular lot by a vote of two-thirds (2/3) or more of all lot owners. Whenever a vote is called for under any of the terms of these restrictions, it is understood that each lot shall be entitled to cast one vote so that if any individual owns more than one lot, said individual shall be entitled to cast the number of votes corresponding to the number of lots so owned. If a lot is owned by more than one individual, the vote for that particular lot shall be fractioned among the number of lot owners for said lot. In the event any lots contain any structure or condition upon the execution of these protective covenants which would constitute a violation of the provisions herein, said structure or condition is expressly acknowledged, and any violation hereof is expressly waived, provided that from the date of the execution of these protective covenants forward, any such structure or condition cannot thereafter be altered except to conform to the requirements of these covenants.

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