

the owner's expense, shall remove any such house trailer, disabled vehicle or unsightly machinery or junk, from any lot; however, this shall not be construed as prohibiting the parking or keeping of travel trailers, so long as they are not used as a residence, either temporarily or permanently, and are maintained in a sightly manner.

- f. No signs or bulletin boards shall be permitted on any lot except when used in connection with the sale of said lot or when used by contractors during the period of construction of a building upon a lot.
 - g. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No horses, ponies, chickens, pigeons or livestock of any type shall be kept or raised on any lot in the subdivision.
3. No building shall exceed two (2) stories or twenty-eight (28) feet in height.
 4. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. All residences shall face toward the front of the lot with the exception of the corner lots which shall face as specified by the Architectural Control Committee. No building shall be located nearer to any side lot line than 10% of the average width of the lot except detached garages and other outbuildings which shall not be located nearer than 75 feet to the front lot line, nor nearer than 5 feet to any side or rear lot line. The Architectural Control Committee shall have authority to waive the requirements of this paragraph and of the recorded plat as to the facing of these buildings and as to the side line and setback line requirements.
 5. All fuel tanks or containers shall be covered or buried underground consistent with normal safety precautions.
 6. There shall be no more than one principal building and its accessory garage building on each lot and no more than one family shall occupy a dwelling at one time.
 7. The ground floor area of the main structure of any one story residence shall be not less than 1300 square feet. The total area of a split-level residence shall not be less than 1700 square feet. In residences having two stories, the total finished area of the ground floor shall not be less than 800 square feet and total finished area not less than 1600 square feet. The total ground floor area of a story and one-half residence shall not be less than 1000 square feet, and the total area of this residence shall not be less than 1700 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded.
 8. Any residence constructed upon any lot must be completed on the exterior, and the lot landscaped, within eight months after the date the footings are poured. A fine of \$500.00 for each month or portion thereof shall be imposed by the Architectural Control Committee when any house and landscaping remains incomplete after the expiration of the said eight months period, and this fine is hereby levied against the said lot, and said fine shall constitute a lien against this lot; PROVIDED

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