

C. **Building Location.** No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 7½ feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located on the rear 1/4 of the lot.

D. **Lot Area & Width:** No dwelling shall be erected or placed on any lot having a width of less than 70 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 7,500 square feet.

E. 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.

F. No trailer, basement, tent, shack, garage, barn, or other out-building erected in the tract 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.

G. The ground floor area of the main structure, exclusive of open porches, shall be not less than 1,000 square feet, nor less than 900 square feet for a dwelling of more than one story.

H. **Easements.** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

I. All sewage disposal shall be by septic tank meeting the approval of the State Board of Health until such time as municipal sewage system is made available. All occupants of said land shall be governed by such reasonable sanitary rules and regulations as may be adopted from time to time by a majority of the owners of land in said Burgess Hills.

J. No fences which exceed three feet in height shall be built, erected, or moved upon the premises nearer than the setback building line.

K. No building shall be erected on any lot in this subdivision which shall be used for the sale, storage, or advertisement of alcoholic beverage.

L. No horses, cows, hogs or other domestic animals shall be kept on the premises by the owner of any lot or any tenant thereof. This, however, shall not be construed to prevent any lot owner or tenant thereof from keeping not more than two dogs and two cats as pets.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 16th day of February, 1951.

In the Presence of:

Ben R. Lever, Jr.
Walter L. Bohrer

BURGISS HILLS, INC.

(LS)

By Don D. Dawenport
President

And W. A. Bailey
Secretary