

and with a ground floor area of not less than 1200 square feet. The cost price is based upon the costs levels prevailing on the date these covenants are recorded, it being the intention and purpose of this covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for each dwelling.

(3) No cement blocks shall be used in the construction of a dwelling in this subdivision which may be visible from the outside of the house.

(4) No building shall be located on any lot nearer than 25 feet to the front lot line or nearer than 25 feet to any side street line. No garage shall be erected nearer than 100 feet from the front lot line unless the same is attached to the dwelling.

(5) No lot shall be recut so as to face any direction other than as shown on the recorded plat thereof. No dwelling shall be erected or maintained on any lot reduced in size from that which is now shown on said plat.

(6) No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used at any time as a residence either temporarily or permanently.

(7) 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.

(8) An easement is reserved over the rear 15 feet of some of the lots as shown on said plat for utility installation and maintenance.

IN WITNESS WHEREOF, the undersigned owners of said subdivision have hereunto set their hands and seals this the 22 day of July, 1952.

In the presence of
Walter J. Williams
Walter J. Williams
Walter J. Williams
Walter J. Williams
Walter J. Williams

William D. Williams (L.S.)
Edward C. McNeill (L.S.)
Randolph H. McNeill (L.S.)