

located nearer than ten (10) feet to any side lot line. No structure shall be located nearer than twenty (20) feet to the rear lot line. There shall not be more than one residential building erected, maintained or altered upon each lot. For the purposes of this covenant, eaves, steps and open porches shall not be considered a part of the building, provided, however that this shall not be construed to permit any portion of a building to encroach upon another lot. Each residential building shall face upon a street.

10. NUISANCES: No noxious or offensive activities shall be carried on upon any residential lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the owners of other residential lots in said subdivision.

11. TEMPORARY STRUCTURES AND FENCES: No structure of a temporary character including a trailer, basement, tent, shack, garage, barn, or other out-buildings shall be used on any residential lot at any time as a residence either temporarily or permanently. No fence shall be constructed or maintained upon any residential lot nearer to any street than the building setback line shown on said plat; and no fence shall be constructed or maintained upon any residential lot which exceeds five (5) feet in height.

12. RESUBDIVISION: No residential lot shown on said plat shall be recut so as to face in any other direction than as shown on said plat. Lots Nos. 1 through 14 which are designated as residential lots on said plat shall not be recut so as to have a street frontage of less than seventy-five (75) feet for each of said lots nor shall said lots be recut so as to have a minimum width throughout the length of the lot of less than seventy (70) feet.