

upon which the width of the minimum building set back line shall be as shown on the recorded plat; nor shall any residence be erected or placed nearer than five (5) feet to any side line; nor shall any residence be erected or placed on any lot having an area of less than ten thousand (10,000) square feet. No detached garage shall be nearer than seventy-five (75) feet from the front lot line, nor nearer than five (5) feet to any side or rear lot line.

(9) An easement is reserved over the rear five (5) feet of each lot for the installation, operation and maintenance of utilities and for drainage purposes. An easement is also reserved for drainage purposes across certain lots as shown on the recorded plat.

(10) No noxious or offensive activity shall be carried on anywhere upon the property described in the plat, nor shall anything be done thereon which may be or become a nuisance, or menace, to the neighborhood.

(11) All fuel oil tanks or containers shall be covered or buried underground consistent with normal safety precautions.

IN ADDITION TO THE FOREGOING COVENANTS, THE FOLLOWING
SPECIAL RESTRICTIONS SHALL APPLY TO ALL LOTS BORDERING
UPON THE LAKE.

(12) Only hand or electric motor propelled boats shall be permitted on the lake at any time.

(13) No person shall be permitted to do anything which would tend to make the lake a hazard, nor shall any activity be permitted which shall be a nuisance.

(14) No person shall be permitted to put debris, trash, garbage or any other obnoxious or objectionable materials in the lake.

(15) No business or trade of any kind shall be operated on or near the lake; no person shall place any navigation obstruction anywhere upon the lake.

(16) No one shall be permitted to use the lake except lake front lot owners, who shall be shareholders in the corporation owning the lake, their guests and invitees, all of whom shall use the lake at their own risk.

If the undersigned, or their successors or assigns, shall violate, or attempt to violate, any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating, or attempting to violate, any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.