

PAGE FOUR

3. REAR YARDS. - NO PRINCIPAL BUILDING SHALL BE LOCATED CLOSER TO THE REAR LOT LINE THAN 25 FEET.
 4. DETACHED GARAGES AND ACCESSORY BUILDINGS. - NO DETACHED GARAGE OR ACCESSORY BUILDING SHALL BE BUILT CLOSER TO THE FRONT LOT LINE THAN IS THE REAR OF THE PRINCIPAL BUILDING OR 75 FEET, WHICHEVER MAY BE GREATER. NO DETACHED GARAGE OR ACCESSORY BUILDING SHALL BE BUILT CLOSER TO ANY LOT LINE THAN 3 FEET.
- D. RESUBDIVIDING OR CHANGING OF LOT LINES. - LOTS SHALL NOT BE RESUBDIVIDED, NOR SHALL LOT LINES BE CHANGED SO AS TO DECREASE IN EITHER WIDTH OR AREA ANY LOT AS SHOWN ON SAID PLAT.
- E. DENSITY OF POPULATION. - THERE SHALL BE NO MORE THAN ONE RESIDENCE OR DWELLING AND ITS ACCESSORY BUILDING UPON EACH LOT.
- F. TELEVISION ANTENNAS. - TELEVISION ANTENNAS SHALL BE LOCATED ONLY UPON BUILDINGS, AND SHALL NOT BE CONSTRUCTED SO AS TO BE DETACHED FROM A BUILDING UPON ANY POLE, POSTS, TOWER OR TREE.
- G. SIZE OF BUILDINGS. - THERE SHALL BE NO RESIDENCE OR DWELLING CONSTRUCTED WITHIN SAID SUBDIVISION HAVING LESS THAN THE MINIMUM FLOOR AREA AS FOLLOWS:
1. ONE STORY BUILDINGS - ONE STORY BUILDINGS SHALL HAVE A MINIMUM FLOOR AREA EXCLUSIVE OF BASEMENTS, CELLARS, PORCHES, AND GARAGE OF NOT LESS THAN 1,200 SQUARE FEET.
 2. ONE AND ONE-HALF AND TWO STORY BUILDINGS - ONE AND ONE-HALF AND TWO STORY BUILDINGS SHALL HAVE A MINIMUM FIRST FLOOR AREA EXCLUDING BASEMENTS, CELLARS, PORCHES, AND GARAGES OF NOT LESS THAN 1,000 SQUARE FEET, AND AN AGGRIGATE AREA OF BOTH STORIES EXCLUSIVE OF BASEMENT, CELLARS, PORCHES AND GARAGES OF NOT LESS THAN 1,800 SQUARE FEET.
- H. APPROVAL OF PLANS AND LOCATION OF STRUCTURES. - NO PRINCIPAL OR ACCESSORY BUILDING OR STRUCTURE SHALL BE CONSTRUCTED OR EXTERNALLY ALTERED UNTIL THE LOCATION OF SAID BUILDING OR STRUCTURE UPON THE LOT, AND ITS CHARACTER AND CONSTRUCTION HAS BEEN APPROVED BY AN OFFICER OF THE CARTER LAND DEVELOPMENT CORPORATION, ITS ASSIGNS OR SUCCESSORS, OR BY THE INDIVIDUAL, GROUP, OR CORPORATION TO WHICH SUCH AUTHORITY HAS BEEN PROPERLY DELEGATED.
- I. STREET TREES. - NO TREES, OTHER THAN FLOWERS OR ORNAMENTAL SHRUBS, SHALL BE PLANTED OR MAINTAINED WITHIN THE RIGHT-OF-WAY OF ANY STREET.
- J. SEPTIC TANKS. - NO SEPTIC TANK SHALL BE CONSTRUCTED, MAINTAINED OR USED IN CONNECTION WITH ANY BUILDING OR STRUCTURE THAT IS NOT OF STANDARD AND ACCEPTABLE CONSTRUCTION OR WHICH HAS NOT BEEN EQUIPPED WITH AN ADEQUATE AND PROPERLY DESIGNED AND CONSTRUCTIONED DRAINAGE FIELD. NO LOT OWNER SHALL MAINTAIN A SEPTIC TANK AND ITS APPURTENANCES IN SUCH A MANNER THAT OFFENSIVE, HAZARDOUS, OR DEPRECIATING EFFECTS RESULT TO ADJACENT LOTS OR PROPERTY. SEPTIC TANK SYSTEMS SHALL BE SO CONSTRUCTED, THAT THE WASTES FROM TUBS, SHOWERS, SINKS, LAVATORIES, AND WASHING MACHINES BYPASS THE SEPTIC TANK AND GO DIRECTLY TO THE DRAIN FIELD.
- K. PARKING SPACES. - SPACE FOR THE PARKING OF VEHICLES SHALL BE PROVIDED OFF THE STREET UPON EACH LOT IN CONNECTION WITH EACH DWELLING OR PRINCIPAL BUILDING.

ARTICLE IV. VALIDITY. - IF ANY SECTION, SUBSECTION, SENTENCE, CLAUSE, OR PHRASE OF THESE COVENANTS AND RESTRICTIONS IF FOR ANY REASON HELD TO BE UNCONSTITUTIONAL OR INVALID, SUCH DECISION SHALL NOT EFFECT THE VALIDITY OF THE REMAINING PORTIONS OF THE COVENANTS AND RESTRICTIONS.