

RESTRICTIONS APPLICABLE TO  
LOTS IN SUBDIVISION KNOWN  
AS AUDUBON FOREST:

1. All lots shall be known and designated as residential lots. No structure shall be erected, altered or permitted to remain on any residential lot, other than a one-family dwelling except a private garage, a bona fide guest house and required housing for such domestic animals and household pets as are authorized by these restrictions to be kept upon the premises.
2. Dwellings shall not be located on any lot nearer than thirty-five (35) feet to any side line, except that this shall not be construed so as to prevent two or more lots being used for the construction of a dwelling thereon.
3. No dwelling shall be erected on any lot costing less than TWENTY FIVE THOUSAND (\$25,000.00) DOLLARS, unless approved by the owners of said subdivision.
4. All sewerage disposal shall be by septic tanks or sewers meeting the approval of the State Board of Health or municipal sewerage. No outside toilets will be permitted.
5. No tract of land shall be re-cut or subdivided.
6. No domestic animals, other than household pets and a reasonable number of chickens for home use shall be kept on said premises.
7. No trailer, basement, tent, shack, garage, or other out-building erected on this property 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. Notwithstanding the provision of this paragraph there may be erected on any residential lot, either subsequently or concurrently with the erection of a one-family dwelling, one guest house for occupancy only by bona fide guests of the owner.
8. No out-building of any kind, including a residence, shall be built nearer than thirty-five (35) feet to any side line as shown on the plat of said property.
9. It is expressly understood and agreed that the purchasers shall comply with all rules and regulations governing Zoning Ordinances as set