

services performed pursuant to this covenant. The powers and duties of such committee and its designated representative shall cease on and after January 1, 1980. Thereafter the approval required in this covenant shall not be required unless prior to said date and effective thereon a written instrument shall be executed by the then owners of a majority of the lots in this sub-division and duly recorded appointing a representative or representatives who shall thereafter exercise the same power previously exercised by such committee.

- 6. No building shall be located, altered or permitted to remain nearer to the front lot lines than 50 feet on lots 4 through 28; and not nearer than 75 feet on lots 1 through 3. No detached garage shall be located nearer the side lot line than 10 feet. No detached garage shall be located nearer the front lot line than 100 feet, and nearer than 10 feet from any side rear line.
- 7. The ground floor area of the main structure, exclusive of one-story porches and garages, shall be not less than 1,400 square feet on lots 1 through 3 in the case of a one-story structure and not less than 2,200 square feet in the case of a two and one-half, two and one-half or three story structure.
- 8. The ground floor area of the main structure, exclusive of one-story porches and garages, shall be not less than 1,400 square feet on lots 1 through 3 in the case of a one-story structure and not less than 2,200 square feet in the case of a two and one-half, two and one-half or three story structure.
- 9. No live stock, cattle, swine, sheep, goats or other such animals or similar birds shall be permitted to be kept in this subdivision. Likewise, no chickens, turkeys, geese, ducks or other fowls shall be permitted or kept on any of said lots, and such fowls may be maintained in a limited number, not in excess of 15, for the purpose of being consumed by the family residing on said lot.
- 10. No nuisance or offensive trade or activity shall be carried on on lots 1 through 28, nor shall anything be done thereon which may be deemed an annoyance or nuisance to the neighborhood.
- 11. No sign, banner, flag, board, placard, or other advertising matter shall be placed on any lot or structure used as a residence or to be used as a residence, and shall any structure or other property be used as a billboard on lots 1 through 28.
- 12. Easements of five feet for utility and maintenance are reserved along all side and rear lot lines for drainage and utility installation and maintenance.
- 13. No lot shall be recut so as to create in any direction other than the original direction of use in the lot of a narrower frontage.