

4. No business or trade of any kind shall be conducted on the premises incidentally or otherwise nor shall the premises be used for any kind of storage of goods or merchandise held for sale or other business use.

5. No cattle, chickens or any other livestock, except domestic pets shall be kept on the premises.

6. No dwelling house having an area of less than 1,000 square feet, exclusive of terraces or porches, shall be erected on those lots on the west side of Texas Avenue or westward of Texas Avenue, and no dwelling shall be erected on the east side or eastward of Texas Avenue having an area of less than 900 square feet, exclusive of terraces or porches.

7. A building line of 35 feet shall be observed along the front of each lot. In the case of lots bounded by a street along one side as well as in front, there shall be observed a side building line of 20 feet along that side which is bounded by such street. In all other cases there shall be observed a building line of ten per cent of the lot width on each side of the lot.

8. No dwellings or garages shall be erected having on the outside exposed concrete block on any of those lots which lie on the west side or westward of Texas Avenue.

9. A five foot drainage easement along the rear and side lot lines is reserved for all lots in said subdivision. In the event two lots are combined into a single lot, or that there is any other combination of lots or parts of lots in the hands of single owner, said drainage easement may be relocated, provided the relocated easement is adequate and does not adversely affect the rights of other property owners or adversely affect existing drainage facilities.