

or nearer to the side street lines than the building lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 25 feet to the front line. No building, except a detached garage or other out buildings located 75 feet or more from the front lot line shall be located nearer than 10 feet to any side lot line, or nearer than 25 feet to any rear lot line.

4. No lot shall be re-cut so as to face in any direction other than as shown on the recorded plat; nor shall any lot be recut so as to contain any area less than it now has, as shown on said recorded plat, unless such re-cutting is done for the purpose of enlarging the size of the adjacent lots.

5. No dwelling shall be permitted on any lot with the ground floor area of the main structure, exclusive of one-story open porches, breezeways and garages or car ports, less than 1300 square feet for a one-story dwelling, nor less than 1000 square feet for a dwelling of more than one story. For the purpose of computing said minimum square footage of the main structure, enclosed porches may be included at one-half their measured square footage.

6. No noxious or offensive trade or activity shall be conducted upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

7. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the subdivision shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

8. The right is reserved to lay or place or authorize the laying and placing of sewer, gas and water pipes, telephone, telegraph and electric light poles on any of the streets shown on said recorded plat without compensation or consent of any lot owner and an easement for the installation and maintenance of utilities and