

event of a one and one-half or two story house, the ground floor area of the main structure, exclusive of one story, open porches and garages, shall be not less than 1200 square feet and in that connection the second or upper story shall be not less than 500 square feet.

10. No noxious or offensive trade or activity shall be carried on upon any of the said numbered lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

11. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on said lots 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.

12. Easements for utility installation and maintenance and drainage are reserved over and across the rear 5 feet of all of said lots; and drainage easements are reserved over and across 2-1/2 feet on each side lot line of all lots, to be used for drainage purposes only; provided, however, should a structure be placed on 2 lots so that said structure is placed on a side lot line then, and in that event, said easement as to said side lot line shall no longer be reserved.

13. No lot shall be recut so as to face in any direction other than shown on said plat or described in the deed of conveyance thereto.

14. No concrete blocks shall be used in said structure, so as to be visible from the outside of said structure. If an outside fuel tank is used in connection with a dwelling, it shall be placed under ground.

15. The right is reserved to place or lay 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 plat, or thereafter cut, in said subdivision, without compensation, or consent of any lot owner and an easement for the installation and maintenance of utilities and