

said proposed building within 30 days after plans and specifications have been submitted to him. If not disapproved within that time they shall be deemed satisfactory and acceptable. Approval shall not be necessary after January 1, 1981 unless the then record owners of a majority of the lots in said subdivision shall enter into an agreement to renew these restrictions and protective covenants.

6. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no buildings shall be located on any residential building plot nearer to the front line than building setback line shown on the recorded Plat, and no building shall be erected nearer side lot line than five feet.

7. No lot shall contain more than one residential structure, but this restriction shall not prevent a purchaser from using two or more lots for one residence. It is the intention by this restriction to prevent the building of more than one residence on any one lot of this subdivision.

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

9. No trailer, basement, tent, shack, garage, or other outbuildings erected in the tract 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.

10. No dwelling having less than 1200 square feet of first floor area exclusive of porches, or boiler room shall be constructed on lots of this subdivision.

11. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

12. No fences which exceed three feet in height shall be built, erected, or moved upon the premises nearer than 35 feet of the front part of the line.

13. No building shall be erected on any lot of this subdivision which shall be used for the sale, storage, or advertisement of Alcoholic Beverages.

14. The above restrictions shall not apply as against Bona Fide Lien Creditors.

WITNESS my Hand and Seal this 28 day of June, 1957.

WITNESSES:

Car Henry
Barbara Allen

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