

-2-

5. RESIDENTIAL AREA: Lots No. 1 through 12 of said subdivision covered by these restrictions shall be known and designated as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed one and one-half stories in height and a private garage.

6. SIZE: No building shall be permitted to be erected or placed on any residential lot containing less than Eleven Hundred Square Feet, it being the intention and purpose of this covenant to assure that all dwellings shall be of Good quality workmanship and materials for the minimum size of dwelling permitted.

7. SEWER: All sewage disposal shall be by septic tank or other comparable disposal methods either of which must meet the approval of the State Board of Health or the Municipal Sewage System. All methods of sewage disposal shall be approved by the County Health Department before being used.

8. BUILDING LOCATION: No building shall be located on any residential lot nearer to the front lot lines or nearer to the side street lines than the minimum building setback lines shown on the recorded plat. There shall not be more than one residential building erected, maintained or altered upon each lot. For the purposes of this covenant, eaves, steps and open porches shall not be considered a part of the building, provided, however that this shall not be construed to permit any portion of a building to encroach upon another lot.

9. NUISANCE: No noxious or offensive activities shall be carried on any residential lot, nor shall anything be done thereon which may become an annoyance or nuisance to the owners of the residential lots in said subdivision.

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