

no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with.

3. BUILDING LOCATION. No building, including garages, shall be located on any lot nearer to the front lot line or nearer to the side street line or side lot line than the minimum building set back lines shown on the recorded plat. In any event, no building shall be located on any lot nearer to the front lot line than the building set back line as shown on the recorded plat, nor nearer to any side street line or side lot line than a distance equal to 10% of the total width of such lot at the point of location of the building set back line.

4. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 75 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than 13000 square feet.

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

6. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

IV. ENFORCEMENT Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover

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