

3. No building shall be located nearer to the front lot lines 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 35 feet to the front lot line. No building, except a detached garage or other outbuilding 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 recut 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 an area less than it now has, as shown on said recorded plat, unless such recutting is done for the purpose of enlarging the size of the adjacent lots. Any residential structures erected on Lots 16, 17, 18, 19, 20, 21, 22, 23, and 24, shall face on Stono Drive.

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 2000 square feet for a one-story dwelling, nor less than 1350 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 drainage facilities are reserved as shown on the recorded plat and on the rear and side 5 feet of each lot.

9. As to any lots which abut upon the waters of the lake lying north of Twin Lake Road, the following additional restrictions and protective covenants will apply:

(a) No lot owner will engage in any activity which will result in the deposit or accumulation of trash, refuse, debris, or other objectionable matter, in or upon the waters of said lake.

(b) No motorboats shall be operated on said lake except those powered by electric batteries.

(c) No boathouse, boat shed, or similar structure shall be erected upon the waters of said lake or adjacent to the margin thereof.

(d) It is covenanted by and between the undersigned and the owners of the lots above mentioned that, upon a two-thirds majority vote of all such owners, the bed and waters of said lake may be maintained or improved by cleaning or draining the same, or stocking the same with fish, but in the event that any such action is taken, each abutting owner shall contribute an equal share to the expense thereof.

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