

(3)

(75) feet to the front lot line, nor nearer than five (5) feet to any side or rear lot line.

4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 13,000 square feet or a width of less than 75 feet at the front building set back line, except the residences on Lots Nos. 7 and 18 upon which the width at the minimum building set back line shall be as shown on the recorded plat.

5. 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.

6. No trailer, basement, tent, shack, garage, barn, or other outbuilding 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.

7. The ground floor area of the main structure of any dwelling built on these lots, exclusive of one-story open porches and garages, shall be not less than 1,100 square feet for a one-story dwelling, nor less than 1,100 square feet for a dwelling of more than one story.

8. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

9. This property shall not be re-cut so as to face any direction other than as shown on the recorded plat thereof.

10. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

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