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1. These lots shall be used solely and exclusively for single-family residential dwellings, and shall not be used for commercial or business purposes.

2. No building shall be located nearer than 60 feet to the front lot line. No building shall be located nearer than 10 feet, nor nearer than 10% of the average width of the lot, whichever is greater, to any inside lot line except detached garages and other outbuildings, which shall not be located nearer than 75 feet to the front lot line, nor nearer than 5 feet to the side or rear lot line.

3. 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.

4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on 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. No fence shall be placed nearer the street than the building line as shown on the plat.

5. The ground floor area of the main structure of any residence, exclusive of any one-story open porches and garages, shall be not less than 1400 square feet for a one-story dwelling, nor less than 1300 square feet for a dwelling having more than one story.

6. Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear 5 feet of each lot.

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