

12. No animals or livestock or poultry of any kind shall be raised, bred or kept on any lot, but this shall not be construed to prohibit the keeping of dogs, cats or other household pets, provided they are not kept, bred or maintained for commercial purposes.

13. Names or numbers painted on mail boxes and/or any other names or numbers shall be painted in a professional manner.

14. This property shall be declared a bird sanctuary, and the hunting of wild birds or animals on any property in the subdivision is hereby prohibited.

15. Driveways shall be surfaced with concrete or other suitable materials acceptable to the Building Committee.

16. No wall, fence or hedge shall be erected between the building setback line and the front lot line having a height of more than three feet, except for walls, fences or hedges, which may be an integral part of the residence, or otherwise essential to the design of the house when approved by the Building Committee. Any such wall or fencing within the above area must be of attractive and durable materials, and barbed wire, field fencing, poultry wire and similar types are prohibited.

17. The ground floor area of the main structure of any residence, exclusive of one-story open porches, and garages, shall be not less than 1400 square feet. In computing the area of a split level house, the total number of square feet contained in the lower level shall not be counted unless it is finished and fully heated. The total number of square feet contained in a finished and heated lower level of a split level house shall be computed at one-half, and when so computed the minimum area of an entire split level house shall be not less than 1400 square feet.

18. One and one-half, two or two and one-half story residences shall contain not less than 1,000 square feet of floor space on the ground floor, not less than 600 square feet of finished and heated area on the second floor level, exclusive of porches, garages, carports, patios, breezeways and basements.

19. No trash shall be dumped or permitted to remain on any lot, provided, however, that this covenant shall not be construed to prohibit the dumping of stumps, dirt and other proper materials in gullies or washes in order to fill in the lots.

20. An easement is reserved for drainage purposes on such lots and in such manner as is shown by the recorded plat.

21. No lot or lots shall be subdivided so as to increase the total number of lots shown on the recorded plat. Nothing herein shall be construed to prohibit the use of more than one lot or portions of one or more lots as a single family

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