

- (5) No garage or accessory building shall be erected nearer than five feet to the side or rear lot line.
- (6) A five foot easement is reserved along the side and rear lot lines of each lot for drainage and utilities.
- (7) No fence shall be constructed on any lot line nearer than the street than the front building line shown on the plat, except that hedges and/or ornamental fences not exceeding three feet in height shall be permitted.
- (8) No lot shall be recut so as to reduce the frontage of any lot or so as to reduce the areato less than the footage shown on the recorded plat.
- (9) All one or two story dwellings constructed on these lots shall have not less than 1300 square feet on the ground floor. In determining this floor space, carports, attached garages and porches shall not be included.
- (10) No chickens or livestock shall be kept or raised on any of these lots.
- (11) No noxious or offensive trade or practices which shall constitute a nuisance shall be carried on or conducted on any of the lots hereinabove referred to.
- (12) There shall be a back yard depth of not less than 25 feet in the rear of each dwelling erected on any of these lots.
- (13) All sewer disposals shall be by septic tank meeting the approval of the State Board of Health until such time as other suitable means of sewer disposal is available.

IN WITNESS WHEREOF, William E. Young and Anna Belle W. Young and Bertha H. Owen, the owners of the above referred to subdivision known as Hillbrook Subdivision, have hereunto set their hands and seals this the 25th day of October, 1965.

In the Presence of:

<p><u>Mary A. Drake</u></p> <p><u>John M. Dull</u></p>	<p><u>William E. Young</u> William E. Young</p> <p><u>Anna Belle W. Young</u> Anna Belle W. Young</p> <p><u>Bertha H. Owen</u> Bertha H. Owen</p>
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