

single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. DWELLING QUALITY AND SIZE. No one-story dwelling shall be permitted on any lot with a ground floor living area of less than 1,800 square feet exclusive of open porches and garages, nor less than 1,100 square feet of ground floor living area exclusive of porches and garages for a dwelling of more than one story.

3. BUILDING LOCATION. No building, including garages, shall be located on any lot nearer to the front lot line or nearer to the side street line or side lot line than the minimum building setback lines shown on the recorded plat, nor nearer to any side street line or side lot line than a distance equal to 10% of the total width of such lot at the point of location of the building setback line.

4. LOT AREA AND WIDTH. No building shall be erected upon any lot which has been diminished in size by resubdivision or conveyance of a portion thereof.

5. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

6. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

7. In the event any building setback line or side lot line may have been inadvertently violated, and in the event such violation does not materially injure the subdivision as a whole, or any other property on it, such violation may be excused and released by a committee consisting of William Maxwell and George F. Townes, and such relief shall be effective to release all grounds or basis of complaint and suit arising by virtue of these covenants as to such violation.

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