

The restrictions and protective covenants hereinafter set forth shall apply to the subdivision of lots known as "GIBSON HEIGHTS", property of Mary E. Bright, according to the plat or plats of the same and any amendment thereto. These covenants are to run with the land and shall be binding on all parties and all persons owning the same until December 31, 1992, at which time the said covenants shall be automatically extended for successive periods of ten years each, unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated within this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either prevent him or them from so doing and to recover damages for such violation.

Invalidation of any one of these covenants by judgment or court order shall in nowise affect any of the other provisions, which shall remain in full force and effect.

1. All of the numbered lots in this subdivision shall be residential lots only, and no building or structure shall be placed on any lot other than one detached single family dwelling, together with private garage or other outbuildings incidental to the residential use of the lot; and there shall be no trailer, basement, tent, shack, garage or other outbuilding used on any lot as a residence, either temporarily or permanently, and no old building shall be moved from another location to any of the lots herein.

2. Not more than one dwelling house shall be placed on any one lot and the same shall not be nearer than 50 feet to the street on which the same faces, and no building may be erected nearer than 10 feet to any interior lot line. No lot or group of lots may be altered or divided having a width of less than 95 feet for frontage, and in such case the same must be of sufficient size for the approval of County Health Authorities. Provided, no person shall be prevented from constructing a dwelling house on a combination of more than one lot.

3. No dwelling house shall be erected on any lot with less than 1000 square feet of living space, exclusive of open porches, stoops and garages, and the exterior of the same shall be of brick construction or the equivalent thereof in attractive high-grade weatherboarding, and no asbestos siding or shingles of any kind may be used and no concrete blocks may be exposed.

4. No obnoxious or offensive trade, signs or activity shall be carried on upon any lot in this subdivision, nor any conduct which constitutes a disturbance or nuisance shall be permitted. No commercial or manufacturing activity shall be allowed, and the storage, sale or advertising of alcoholic beverages is forbidden.

5. No horses, cows, hogs or other domestic animals shall be kept on the premises by the owner or tenant of any lot, except that any dwelling house may have not more than two dogs and two cats as pets.

6. All sewage disposal shall be by septic tanks meeting the requirements of the State Board of Health, or by the municipal sewer system where available.

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