

1. All lots in said subdivision shall be residential and shall be used exclusively for residential purposes.

2. No lot shall be re-cut to a smaller size than that shown on the recorded plat.

3. No noxious or offensive trade or activity shall be carried on upon any of the said lots, nor shall anything be done thereon which may be or shall become an annoyance or nuisance or menace to the neighborhood, nor shall any use for business, commercial, or public purposes, be permitted.

4. The set back line for the construction and/or installation of any dwellings or any type of residence shall be 100 feet.

5. All sewage disposal shall be by septic tank until municipal or other suitable sewage disposal is available and all such septic tanks shall meet the approval of the local and State Board of Health, and in no event shall any septic tank be so located as to contaminate any stream.

6. There shall be only one home site on any single tract. Nothing herein contained shall be construed to prohibit the use of more than one lot and a portion of another lot as a single residence building site or single home site, provided that said lot would otherwise meet the requirements as to the size, set back and the other conditions set forth herein. All residences located on Tracts 19 and 20 as shown on said plat shall face Robin Drive.

7. The right is reserved to lay or place or authorize the laying and placing of sewer, gas and water pipe lines, telephone, telegraph and electric light poles and/or conduits on or under any of the streets, alleys and byways shown on said plat, or hereafter cut, without compensation or consent to any lot owner in said subdivision. An easement for the installation and maintenance of utilities and drainage facilities is reserved over said streets, alleys and byways.

8. Easements for utility installation and drainage facilities are reserved over and across the side and rear five (5) feet of all of said lots and tracts, with the provision that in the event that one or more lots or portions thereof are joined together to form a larger lot, the easement shall be only on the side and rear boundaries of the lot as formed.

IN WITNESS WHERE, the said Paul C. Aughtry, Jr. has set his hand and seal this 11 day of June, 1971.

In the presence of:

[Signature]
[Signature]

[Signature]
PAUL C. AUGHTRY, JR.

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