

In computing the area of split-level houses the total number of square feet contained in the lower level shall be computed as one-half and when so computed, the minimum area of the entire split-level shall not be less than 1,600 square feet. In houses having two stories, the total finished area shall be not less than 1,800 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded.

7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five (5) feet of each lot.
8. These lots shall not be recut so as to face in any direction other than as shown on the recorded plat.
9. All sewage disposals shall be by approved septic tank or by other public disposal system.
10. Any residence constructed upon any lot must be completed on the exterior and the lot landscaped within eight (8) months after the date the footings are poured. A fine of Five Hundred and no/100 (\$500.00) Dollars for each month or portion thereof shall be imposed by the building committee when any house and landscaping remains incomplete after the expiration of the said eight (8) months and this fine is hereby levied against the said lot, and the said fine shall constitute a lien against this lot; provided, however, that the said lien shall not affect or prejudice the rights or liens of other lien creditors. Any fine so collected shall be used by the building committee constituted in Paragraph 2 for the beautification of the subdivision; provided, further, that the said committee shall have the right and authority to waive the said fine at any time either before or after it shall occur.
11. Upon completion of the residence on any lot, the entire front yard, together with both side yards, shall be landscaped, and at least fifty (50) feet of the rear yard must be landscaped, beginning with the rear of the house. Upon failure to landscape as provided herein, the building committee established in Paragraph 2 hereof shall have the power and authority to complete the landscaping and charge the cost of same against the lot owner which cost shall constitute the lien against the lot; provided, however, that the said lien shall not affect or prejudice the rights or liens of other lien creditors.
12. All driveways in the lots shall be paved with either asphalt or concrete paving.
13. No fence or wall shall be constructed or maintained along the front property line of any lot, nor shall any hedge or fence higher than three (3) feet be built or maintained between the building line and the street.
14. No heavy truck or trailer shall be parked on any lot in the subdivision at any time, except for purposes of loading and unloading; no house trailer, disabled vehicle, or unsightly machinery or junk, shall be placed on any lot, either temporarily or permanently, and the building committee designated herein shall, at the owner's expense remove any such house trailer, disabled vehicle or unsightly machinery or junk from any lot; however, this shall not be construed as prohibiting the parking or keeping of travel trailers, so long as they are not used as a residence, either temporarily or permanently, and they are maintained in a sightly manner.

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