

square feet contained in the lower level shall not be counted unless it is finished and fully heated. The total number of square feet contained in a finished and heated lower level of a split level house shall be computed at one-half, and when so computed the minimum area of an entire split level house shall be not less than 900 square feet.

18. One and one-half, two or two and one-half story residences shall contain not less than 600 square feet of floor space on the ground floor, not less than 300 square feet of finished and heated area on the second floor level, exclusive of porches, garages, carports, patios, breezeways and basements.

19. No trash, abandoned or junked vehicles, abandoned or junked appliances, or any other similar items shall be dumped or permitted to remain on any lot, provided, however, that this covenant shall not be construed to prohibit the dumping of stumps, dirt and other proper materials in gullies or washes in order to fill in the lots. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean or sanitary condition.

20. An easement is reserved for drainage and utilities purposes on such lots and in such manner as is shown by the recorded plat; and a five foot drainage and utility easement is reserved on all side lot lines and a ten foot drainage and utility easement on all rear lot lines as further noted on said plat; provided, however, that when more than one lot shall be used as a site for one residence, the aforesaid five and ten foot easements last mentioned above shall apply only with respect to the exterior side and rear lines of such consolidated lots.

21. No lot or lots shall be subdivided so as to increase

(Continued on next page)