

6. No trailer, basement, tent, shack, garage or other out building erected on any of the aforesaid lots shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence temporarily or permanently nor shall any structure of a temporary character be used for residential purposes on any of said lots. No trailer may be parked or shack erected for construction purposes on any of said lots provided, however, that nothing herein shall be construed to prevent the owner, that is to say, Valleybrook Land Co., Inc., or its successors or assigns, from maintaining temporary offices and storage on any lots while the subdivision is being developed.

7. No portion of any building shall be erected nearer than thirty (30) feet to any front lot line bounding on a street, or five (5) feet on a side lot line nor nearer than twenty (20) feet to any side lot line bounding on the street, nor nearer than five (5) feet to any rear lot line. If any owner shall elect to use one and one-half or two or more lots for one residence, the boundary line between the lots so used shall be regarded as non-existing for the purpose of determining the side setback of the structure. The restrictions as to set back lines shall not apply to steps and cornices. No trash or refuse may be piled or anything stored on the five-foot area way around the garage or carport.

8. No fence shall be erected around the front lot lines of any lot or the front yard of any dwelling; except those ornamental in nature and not to exceed eighteen (18) inches in height. Back yard may be fenced only along lot lines and running from side lot lines only to the front of the dwelling; except in the case of corner lots, back yard fencing shall not extend beyond the front corner of the dwelling and shall run to the rear lot line.

9. No dwelling shall be constructed containing less than 1000 square feet of living space. This does not include porches, carports, breezeways, garages or storage rooms. In addition, no dwelling shall be permitted on any lot which does not comply with FHA minimum property requirements. No building shall be erected on any lot until the construction plans and specifications have been approved in writing by Valleybrook Land Co., Inc. Construction shall begin not later than six (6) months after the date of purchase of any lot in the subdivision and shall be completed according to the approved plans and specifications not later than twelve (12) months after purchase.

10. Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear five feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easements area of each lot and all improvements in it shall be maintained continuously by the owner of the lot; except for those improvements for which a public authority or utility company is responsible.

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