

If the party hereto, or its successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property covered by these building restrictions and protective covenants situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such restriction or covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

1. All numbered lots as shown on said plat shall be used for residential use only, and no part of any lot shall be used for a public street, road, or alley.

2. No dwelling may be constructed on any lot containing less than 8,000 square feet.

3. No building shall be located on any lot nearer than 30 feet from the front lot line or nearer than 7 feet to a side lot line, except, in the case of a corner lot, no building shall be located nearer than 20 feet from the side street provided, however, that Fortis Enterprises, Inc. reserves the right to except from the foregoing requirements any lot where the terrain or

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