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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 are maintained in a sightly manner.

(6) No signs or bulletin boards shall be permitted on any lot except when used in connection with the sale of said lot or when used by contractors during the period of construction of a building upon a lot.

(7) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No horses, ponies, chickens, pigeons or livestock of any type shall be kept or raised on any lot in the subdivision.

C. No building shall exceed two (2) stories or twenty-eight (28') feet in height.

D. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. All residences shall face toward the front of the lot with the exception of the corner lots on which the facing of the residence is indicated by an arrow as shown on the recorded plat. No building shall be located nearer to any inside lot line than 10% of the average width of the lot except detached garages and other outbuildings which shall not be located nearer than 75 feet to the front lot line nor nearer than 10 feet to any side or rear lot line. The architectural control committee shall have authority to waive the requirements of this paragraph and of the recorded plat as to the facing of these buildings and as to the side line and setback line requirements.

E. All fuel tanks or containers shall be covered or buried underground consistent with normal safety precautions.

F. There shall be no more than one principal building and its accessory building on each lot and no more than one family shall occupy a dwelling at any one time.

G. The ground floor area of the main structure of any one story residence shall be not less than 1400 square feet. In computing the area of split-level houses, the total number of square feet contained in the lower level shall be computed at one-half, and when so computed, the minimum area of the entire split level house shall not be less than 1400 square feet. In houses having two stories, the total finished area of the ground floor shall not be less than 900 square feet and total finished area be not less than 1500 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded.

H. Any residence constructed upon any lot must be completed on the exterior and the lot landscaped within eight months after the date the footings are poured. A fine of \$500.00 for each month or portion thereof shall be imposed by the architectural control committee when any house and landscaping remains incomplete after the expiration of the said eight 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 fines so collected shall be used by the architectural committee for the beautification of the subdivision; provided further, the said committee shall have the right and authority to waive the said fine at any time either before or after it shall accrue.

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