

9. No lot shall be re-cut so as to reduce the size and a dwelling erected thereon unless the purpose of re-cutting is to increase the size of the lots for building a larger residence and such re-cutting must be approved by the aforementioned Committee. No detached garage or outbuilding not connected with the main residence shall be erected nearer than seventy (70) feet from the front lot line, nor nearer than five (5) feet to any side or rear lot line.

10. An easement is hereby reserved over the rear ten (10) feet of each lot for the installation, operation and maintenance of utilities,

11. All fuel oil tanks or containers shall be covered or buried underground consistent with normal safety precautions. No animals or fowls shall be kept, maintained or quartered on any lot except house pets may be kept in reasonable numbers as pets for the pleasure of the residents.

12. No wall, fence or hedge shall be erected across or along the front of any lot and nearer to the front lot line, than the building setback line having a height of more than four (4) feet.

13. The property owner, Oak, Inc., hereby reserves the right, and is hereby authorized to waive and release to any mortgagee any covenant herein imposed as to the use of any such lot if the same shall be necessary for a loan to be made with such lot as security.

The covenants and restrictions hereinabove set forth are to run with the land and shall be binding upon all parties and persons claiming under them for a period of twenty-five (25)