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enclosed area constructed of the same material and of the same design as the building. Said area shall be adequately constructed, protected, and shall be maintained in a clean, sanitary, and attractive condition. All service entrances shall be maintained in a clean and attractive condition.

8. No obnoxious or offensive activity shall be carried on upon any part of said property, nor shall anything to be done or kept thereon which may be or may become an annoyance or a nuisance to the owners or lessees of the remaining property.

9. No live animals or live fowl shall be maintained on any part of said property.

10. No lot or parcel herein which has been leased shall be subdivided or its boundary lines changed, except with the written consent of the owners thereof. However, the owners of property covered hereby expressly reserve to themselves, their successors and assigns, the right to subdivide, by deed or otherwise, any plot, lot or parcel so as to make two or more lots, plots or parcels, or to replat any two or more lots, plots and parcels so as to create a building plot or building plots larger than any one of the lots or plots originally platted, and when such a lot, plot or parcel is created, the rights, restrictions, conditions and covenants herein shall apply to such new lot, plot or parcel as a unit. In no event shall a lot or building plot be formed with a street frontage of less than twenty (20) feet.

11. In the event an owner desires to sell or lease his property, and shall receive a bona fide written offer for the whole or any part of his interest, which offer is acceptable to such owner, such owner (herein referred to as the "Selling-Leasing Party") may sell or lease the whole or any part of such interest, as the case may be, in compliance with the following requirements and limitations:

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