

Restrictive Covenants

Sunny Slopes Sub-Division, Section IV

2. No building shall be located nearer to the front line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than ten feet to any side street line, and such residences shall face towards the front of the lot. No building shall be located nearer than ten feet to any inside lot line except detached garages and other outbuildings which shall not be located nearer than seventy-five feet to the front lot line, nor nearer than five feet to any side or rear lot line; however, if a house is constructed on a site consisting of more than one lot, this inside lot line restriction should not apply to the interior lot lines of said sites.

3. 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.

4. No lot shall have or any part thereof be used for business or commercial purposes, or for any public purpose.

5. No junked automobiles, or partially dis-assembled automobiles, or in-operative vehicles of any type shall be permitted to remain on any lot, temporarily or permanently.

6. No trailer, mobile home, basement, tent, shack, garage, barn, or other outbuilding erected in the tract 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.

7. The ground floor area of the main structure of any dwelling built on these lots, exclusive of one-story open porches and garages, shall be not less than 1,000

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