

Restrictive Covenants

Sunny Slopes Sub-Division, Section IV

square feet for a one-story dwelling, nor less than 700 feet for a dwelling of more than one story. No garage or other outbuilding more than one (1) story in heights shall be erected upon any lot.

8. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear ten feet of each lot, and five feet on each side property line.

9. This property shall not be re-cut so as to face any direction other than as shown on the recorded plat thereof.

10. No animals shall be kept, maintained or quartered on any lot except for dogs or cats, or caged birds in a reasonable number, as pets for the pleasure of the property owner.

11. No wall, fence or hedge shall be erected across the front of any lot, or front side property lines, for the first 40 feet, from the front property line.

12. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

13. Nothing herein contained shall be construed to prohibit the use of more than one lot as a single family residential site, provided said site faces the street, as required by these restrictions and recorded plat.

14. The undersigned W. Roger Brown, and/or Robert L. Brown, are hereby authorized to waive, to any mortgagee the restrictions herein imposed, as to the use of any lot or area if the same shall be necessary for a loan to be made with such property as security. If any of these shall be found to be contrary to the

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