

4. No person shall be permitted to keep or maintain animals, livestock or poultry of any kind other than house pets and such animals or poultry as may be kept as house pets shall, under no circumstances be kept for commercial purposes, breeding or otherwise.

5. No noxious or offensive activity of any nature shall be permitted on any lot nor shall anything be done which may be or later become an annoyance to the neighborhood.

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

(D) No buildings or structures shall be located on any said lot nearer to the front line than the set-back line as shown on plat above referred to and no nearer than ten feet to any side line. No hedge, fence or wall shall be erected across, on or along the front of any lot nearer to the street than the building set-back line having a height in excess of three feet.

(E) None of the lots appearing on the plat above set out shall be subdivided or changed so as to decrease either the width or area of any lot on said plat.

(F) Fuel tanks and fuel containers of any nature shall be covered or buried underground consistent with normal safety precautions.

(G) There shall be constructed on lots of this subdivision one family dwellings only and no building on any one lot shall be occupied by more than one family at any one time.

(H) No one-story, split-level, or story and a half building shall be constructed containing less than 1,800 square feet on any lot in Section VI in said subdivision.

In computing the square footage of any split-level residence and tri-level residence, credit shall be given for one-half the square footage of any basement which is furnished and heated.

In computing the square footage of any story and a half residence, no credit shall be given for the area above the ground floor.

No two-story residence shall be constructed on any lots of said subdivision containing less than 1,000 square feet of floor space on the ground floor or less than 800 square feet on the second floor.

(I) There is specifically reserved an easement of five feet in width at the rear and side of each lot for the purpose of the installation, operation and maintenance of utilities and for drainage. Such easements as are provided for herein are shown on the plat above referred to.

ARTICLE II.

There shall be an Architect Control Committee composed of Ralph S. Hendricks, Richard W. Riley, and R. E. L. Freeman, or their successors in office.