

8. All sewage disposal shall be by septic tank until municipal sewerage disposal is available and must meet the approval of the local and state Board of Health. In no event shall any septic tank be located so as to contaminate any stream.

9. Nothing herein contained shall be construed to prohibit the use of more than one tract or one lot and a portion of another lot as a single residential building site, providing that tracts or said lots, when so formed, would otherwise meet the requirements as contained herein as to lot size and setback limitations.

10. The right is reserved herein to lay or place or authorize the laying and placing of sewer, gas and water pipe lines, telephone, telegraph and electric light poles on any of the streets, alleys and by-ways shown on said plat or hereafter cut without compensation or consent of any lot owner in said subdivision. In accordance therewith, an easement for the installation and maintenance of utilities and drainage facilities is hereby reserved over all said streets, alleys and by-ways shown on the recorded plat.

11. Easements for utility installation and maintenance and drainage facilities are hereby expressly reserved over and across the side and rear five feet of all said tracts, with the provision that in the event one or more tracts or portions thereof are joined together to form a larger or smaller tract in accordance with the provisions herein stated, the easement shall be only on the side and rear boundaries of the tracts as formed.

12. No building shall be erected, placed, altered or permitted to remain on any of said tracts until and unless the building plans, specifications and plot plans showing the location of such building, the proposed type of construction and the exterior design have been approved in writing by the architectural committee created herein as to conformity and harmony of external design with the existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation by said architectural committee.