

Section 2. Any detached garage or other outbuilding erected shall be at least 75 feet from the front lot line and no nearer than 5 feet to any side lot line.

Section 3. Construction Standards, Building Size, and Costs. No dwelling shall be permitted on any lot at a cost of less than \$30,000.00, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of this covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of the one story open porches and garages, shall be not less than 1,500 square feet for a one story dwelling, nor less than 1,000 square feet for a dwelling of more than one story with a total square footage requirement of 2,000 square feet for all dwellings of more than one store.

Section 4. Lot Alteration. No numbered lots in this subdivision shall be recut so as to face in any direction other than as shown on the Plat, nor shall any of said lot lines be changed so as to create any additional lot; provided: that the developer may alter lines between lots owned by it; or, at the instance of other property owners whose property is affected, the Directors may approve the alteration of property lines between lots of said property owners. But lot lines shall not be recut so as to result in a lot having less than 16,000 square feet.

#### ARTICLE XIII

##### Utility Service Easement and Drainage Easements

In addition to drainage easements shown on the recorded plat, a five foot easement is reserved along all lot lines for drainage and utility installation and maintenance; provided that when more than one lot shall be used as a site for only one residence, the aforesaid five foot easement shall apply only with respect to the exterior lines of such consolidated lot.

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