

shall be placed underground or in an outbuilding consistent with normal safety precautions.

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

8. The undersigned contemplates that, after the date hereof, they will, in a systematic manner, divided the acerage as shown on the recorded plat referred to hereinabove into tracts of varying acerage. Once the said tracts are surveyed and the plat thereof made a matter of record and the deed conveying same is duly recorded, no such tracts may thereafter be recut to a size smaller than 1.5 acres; provided, however, that such tracts, when recut, must meet all provisions of the within covenants, including, but not limited to, the requirements for front, side and rear setbacks and minimum heated living area. Additionally, nothing herein contained shall be construed to prohibit the use of more than one tract or one lot and a portion of another tract as a single residential building site, providing that the tracts or lots, when so formed, would otherwise meet the requirements as contained herein as to minimum lot size and setback limitations.

9. The right is reserved herein to lay or place or atuhorize the laying or 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.

10. 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 boundries of the tracts as formed.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this the 15 day of March, 1977.

In the Presence of:

James C. Blakely, Jr.  
Rudolph DeYon Bone  
Helen M. Melton

Madeline G. Hunt

Paul Hunt  
Paul Hunt

Madeline Haynesworth Chandler  
Madeline Haynesworth Chandler

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