

Section 12. No individual water-supply system shall be permitted on any lot. All sewerage disposal shall be by sewerage system disposal as provided for and not by individual septic system.

Section 13. All trees cut down by lot owners must also have the stumps removed.

Section 14. Front and side set back lines for the construction of individual dwellings and any other structure attached thereto shall be as determined by the Architectural Committee, provided, however, that the front set back line shall not in any event be less than 30 feet from the front line of each lot.

Section 15. No concrete blocks, cinder blocks or any similar type building material, or asbestos shingle siding, shall be used in connection with the construction of any buildings erected upon said lots so that said materials are visible from the outside of said building. Plans of all dwelling units and out buildings shall be reviewed by an Architectural Committee prior to construction.

Section 16. Nothing herein contained shall be construed to prohibit the use of more than one lot or portions of one and more lots as a single residence building site, provided that said lot would otherwise meet the requirements as to size, setback and directional facing of said dwellings as determined by the Architectural Committee.

Section 17. The right is reserved 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, easements, and greenways shown on said plat, or hereafter cut, without compensation or consent of any lot owner in said subdivision. An easement for the installation and maintenance of utilities and drainage facilities is reserved over said streets, easements and greenways.

Section 18. Easements for utility installation and drainage facilities are reserved over and across the side and rear five feet of all of said lots, with the provision that in the event that one or more lots or portions thereof are joined together to form a larger lot, the easement shall