

2. The numbered lots as shown on said plat shall be used solely and exclusively for single family, detached, residential dwellings and shall not be used for commercial and business purposes, provided, however, that nothing herein shall be constructed to prevent the owner, from maintaining temporary offices and storage on any lot, or lots while the subdivision is being developed.

3. No building shall be located nearer to the front lot line than the building setback line shown on the recorded plat. All residences shall face toward the front of the lot with the exception of the corner lots which may face either street or the point of junction of the streets. No building shall be located nearer than 15 feet to any inside lot line, except one-story detached garages and other outbuildings which shall not be located nearer than 75 feet to the front lot line nor nearer than five feet to any side or rear lot line.

4. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently nor shall any structure of a temporary character be used as a residence.

6. The following floor space requirements shall apply to all residences in this subdivision. In calculating the minimum floor space requirement there shall be included only the heated area of such residence. Porches, garages and breezeways shall be excluded from the calculation.

One story residences	1300 square feet
Two story residences	1700 square feet
One & one-half story residences (of which at least 1200 square feet of heated area shall be on the main floor).	1700 square feet

Split level residences shall have a minimum of 1700 square feet, 1200 square feet of which shall be on the main and upper level.

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