

Restrictive Covenants
Darby Place - Subdivision

3. 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.

4. No lot shall have or any part thereof be used for business or commercial purposes, or for any public purpose.

5. No junked automobiles, or partially disassembled automobiles, or inoperative vehicles of any type shall be permitted to remain on any lot, temporarily or permanently. All vehicles parked on the property must be operational and have current license plates and vehicle inspection sticker attached to vehicle.

6. No trailer, mobile home, basement, tent, shack, garage, barn, or other outbuilding erected in 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.

7. The ground floor area of the main structure of any dwelling built on these lots, exclusive of open porches and garages, shall be not less than 900 square feet for a one-story dwelling, nor less than 700 feet for a dwelling of more than one story. Two-story, split-level or tri-level dwellings must have a total of 1200 sq. ft. No garage or other outbuilding more than one (1) story in height shall be erected upon any lot.

8. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over rear ten feet of each lot, and five feet on each side of property line.

9. This property shall not be re-cut so as to face any direction other than as shown on the recorded plat thereof.

10. No animals shall be kept, maintained or quartered on any lot except for dogs or cats, or caged birds in a reasonable number, as pets for the pleasure of the property owner.

11. No wall, fence or hedge shall be erected across the front of any lot, or front side property lines, for the first 65 feet, from the front property line.

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