

7. On all lots, the main building or dwelling shall face toward the front lot line, with the exception of buildings to be constructed on corner lots, wherein, if possible, dwelling shall face the corner. This provision requiring the facing the corner shall be subject to review and approval of UFS Service Corporation, as hereinafter set forth.

8. No building shall be erected, altered, placed or permitted to remain on any lot other than a detached single family dwelling not to exceed two stories in height and an attached private garage for not more than two automobiles. Heated living areas of the main structure, exclusive of basement, open porches and garages, shall not be less than 1600 square feet in the case of a one-story house or less than 1900 square feet in the case of a one and one-half or two-story house. Split-level dwellings shall have a minimum heated living area of 1500 square feet on the two main levels exclusive of the basement.

9. No concrete blocks, cinder blocks or 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.

10. No noxious or offensive trade or offensive trade or activity shall be carried on upon any of said lots, nor shall anything to be done thereon which may be or become an annoyance, nuisance or menace to the neighborhood; nor which shall violate any Municipal, County or State ordinance.

11. No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon said lots shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character nor any structure which is unfinished or uncompleted be used as a residence. No house trailer or mobile home shall be placed on any of said lots, either temporarily or permanently, unless the same shall be stored in a closed building so as not to be visible from outside of said building.

12. No fence of any type, wall or hedge shall be erected on any of said lots, in front of the rear wall of the dwelling located thereon, except upon written approval of UFS Service Corporation, as hereinafter provided. All fuel oil tanks, gas tanks and other storage containers used in connection with a dwelling shall be placed underground or placed in an outbuilding, consistent with normal safety precautions, so that said tanks or containers shall not be visible.

13. If said lots are subsequently re-cut and re-subdivided, no residence shall be constructed on such re-subdivided property or any lot or portion thereof which is smaller than the smallest lot shown on the above referred to plat. Nothing herein contained shall be construed to prohibit the use of more than one lot or portions of one or more lots as a single residence building site, provided that said lot would otherwise meet the requirements as to size, set-back and directional facing of said dwellings. No dwelling may be constructed on any lot or portion of lot of less than 15,000 square feet.

14. 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, alleys and by-ways 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 street, alleys and by-ways. The above shall likewise apply to the installation and maintenance of cable television equipment.