

All buildings must face the setback line designated on said plat as "front building setback line".

8. That no obnoxious or offensive trade or activity shall be carried on upon any of the lots affected by these restrictions, nor shall anything be done thereon which may become an annoyance or a nuisance to the neighborhood.

9. That no more than one single family residence shall be erected on any of the aforementioned thirty (30) tracts. All tracts may be further subdivided one (1) time, but both tracts must retain one-half (1/2) the road frontage of the original tract, and must retain at least one (1) acre in area.

10. That no trailer, basement, tent, shack, garage or other out-building erected on any tract affected by these restrictions and covenants 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.

11. That no dwelling shall be placed on the above described premises unless it has fourteen hundred (1,400) square feet of enclosed living area for a one-story dwelling and in the case of a two-story dwelling, the ground floor shall have a minimum enclosed living area of one thousand (1,000) square feet. Said measurements shall be exclusive of attached porches and garages, and cellars and basements. All dwellings shall conform to all state and municipal rules and regulations. Approval of building plans must be obtained from Committee consisting of W.H. Alford.

12. That no fences of any kind shall be erected on any residential tract in front of the wall of the dwelling located on any lot affected by these restrictions.

13. That no fuel oil tanks or any other type storage tanks shall be located on any tract above the ground, and all such tanks must be properly placed below the ground level.

14. That on any corner lot in the aforementioned subdivision, no garbage cans or other garbage disposal containers shall be placed or located closer than twenty-five (25) feet to any side or front tract line; nor shall any clothesline be closer than twenty-five (25) feet to any front or side lot line of said tract, other than the rear tract line, provided the same does not face the street.

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