

individually and individual plats are to be made and recorded by the grantor, said plats incorporated herein by reference.

4. The invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

5. The tracts affected by these restrictions shall be known and described as residential tracts. No structure shall be erected, altered, placed or permitted to remain on any residential building tract other than one detached single family dwelling, not to exceed two (2) stories in height and a private garage for not more than two (2) automobiles.

6. No cattle, swine, sheep, goats, fowl, or other animals of similar breed shall be permitted to be kept on any residential tract; however, domestic animals or pets may be kept, provided they are not kept, bred and maintained for commercial purposes.

7. No building shall be erected nearer to the front tract line than a setback line of sixty (60) feet. All buildings must face the setback line designated on said plats as "front building setback line", and in the event that no "front building setback line" is shown, all buildings must face the direction as approved by the committee hereinafter mentioned.

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

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