

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 seven hundred fifty (750) square feet and the second floor shall have a minimum of seven hundred fifty (750) 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.

12. That no fences of any kind shall be erected on any residential lot 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 lot 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 lot line; nor shall any clothesline be closer than twenty-five (25) feet to any front or side lot line of said lot, other than the rear lot line, provided the same does not face the street.

15. That no vehicle of any type shall be parked on any lot for the purpose of making repairs to the same or stored other than for emergency repairs by the owner of said tract, and no commercial repairs of any vehicle shall be allowed on any of the aforementioned lot.

16. That the failure by the grantor or any lot owner, or lot owners, to enforce any restrictions, conditions, covenants, or agreements herein contained shall in no event be

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