

- Page Two -

3. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. All residences shall face toward the front of the lot with the exception of the corner lots on which this requirement may be waived by the committee described in Section 2 herein. No building shall be located nearer than ten (10) feet, nor nearer than 10 per cent of the average width of the lot, whichever is greater, to any inside lot line, except detached garages and other outbuildings which shall not be located nearer than seventy-five (75) feet to the front lot line nor nearer than five (5) feet to any side or rear lot line. The building committee designated in Paragraph 2 shall have authority to waive the requirements of this paragraph and of the recorded plat as to the facing of these buildings and as to the side line and setback line requirements.

4. 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.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on 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. No fence shall be placed nearer the street than the building line as shown on the plat.

6. The ground floor area of the main structure of any residence, exclusive of one-story open porches and garages, shall be not less than 1,200 square feet. In computing the area of split level houses, the total number of square feet contained in the lower level shall be computed and the minimum area of the entire split-level house shall not be less than 1,200 square feet. In houses having two stories, the ground floor area shall be not less than 1,000 square feet and the total finished area shall be not less than 1,200 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded. The committee designated in Paragraph 2 shall have authority to waive the requirements of this paragraph.

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

8. These lots shall not be re-cut without the written consent of the committee described in Section 2 herein.

9. Any residence constructed upon any lot must be completed on the exterior and the lot landscaped within eight months after the date the footings are poured. A fine of \$100.00 for each month or portion thereof shall be imposed when any house and landscaping remains incomplete after the expiration of the said eight months and this fine is hereby levied against the said lot, and the said fine shall constitute a lien against this lot; provided, however, that the said lien shall not affect or prejudice the rights or liens of other lien creditors. Any fines so collected shall be used by the building committee constituted in Paragraph 2, for the beautification of the subdivision; provided, further, the said committee shall have the rights and authority to waive the said fine at any time either before or after it shall accrue.

10. No bathing pools shall be constructed or maintained on any lot unless it is surrounded by a slightly screening fence.

0053

4328 RV-21