

1. All numbered lots as shown on said plat shall be used for residential use only, and no part of any lot shall be used for a public alley.
2. no dwelling may be constructed on any lot containing less than 12,000 square feet.
3. No building shall be located on any lot nearer than 30 feet from the front lot line or nearer than 10 feet to a side lot line, except in the case of a corner lot, no building shall be located nearer than 20 feet from the side street.
4. 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. Heated living areas of the main structure, exclusive of basement, open porches and garage, shall not be less than 1400 square feet in respect to a one-story house and 1800 square feet in respect to two stories.
5. No business, profession or trade shall be carried out on said lots.
6. No mobile home, trailer, tent, shack, barn, stable or other outbuildings shall be erected or allowed to remain on any lot nor shall the same at any time be used as a residence, temporarily or permanently.
7. No lot shall be used for the sale or display of new or used automobiles nor shall junk automobiles or other junk be allowed to accumulate on any lot.
8. No litter or other material of any unsightly nature, not natural to a well kept and sightly neighborhood will be retained or allowed to remain on any of the said lots. No illegal, noxious or offensive activity shall be permitted or carried on on any part of the Real Property nor shall anything be permitted which may be or become a nuisance, a source of embarrassment, discomfort or annoyance to the neighborhood. All property shown on the Plat is hereby declared to be subject to all covenants and restrictions.
- 9.. Sewage disposal shall be in conformity with the requirements of the state and local authorities.
10. No trailer, basement, garage or any outbuilding of any kind, shall at any time be used as a residence, either temporarily or permanently. No travel trailer, disabled or wrecked vehicle, mobile home or tent shall be placed, erected or permitted to remain on the Real Property nor shall any overnight camping be permitted on any numbered lot.

