

appointing a representative or representatives, who shall thereafter exercise the same powers previously assigned by said committee.

9. No building shall be located nearer to the front lot line than the building setback line shown on the plat. No building shall be located nearer to any side lot line than the distance represented by 10% of the average width of said lot, and in no event shall be less than five feet, but need not be greater than 12 feet.

10. No residential structure shall be erected or placed on any building plot, which plot has an area or less than 10,000 square feet or a width of less than 75 feet at the front building setback line.

11. No noxious or offensive trade or activity shall be carried on upon any of the above numbered lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

12. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in 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.

13- The minimum permitted ground floor area of the main structure, exclusive of open porches and garages, located on all the lots of the subdivision, shall be not less than 1,300 square feet, nor less than 1,000 square feet for a one and a half or two story residence.

14. No fences of any type shall be erected on any residential lot in front of the front wall of the dwelling located on said lots, except that a fence not in excess of 18 inches in height will be permitted to be located between the front wall of the house and the street.

These restrictions are hereby imposed by the undersigned who is the owner of all the lots of the residential subdivision known