

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

10. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on said numbered lots 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.

11. Easements for utility installation and maintenance and drainage are reserved over and across the rear 5 feet of all of said lots; and drainage easements are reserved over and across 2½ feet on each side lot line of all lots, to be used for drainage purposes only, provided, however, should a structure be placed on 2 lots so that said structure is placed on a side lot line, then and in that event, said easement as to said side lot line shall no longer be reserved.

12. No lot shall be re-cut so as to face in any direction other than that shown on said plat or described in the deed of conveyance thereto. No lot shall be reduced so as to be smaller than that shown on said plat.

13. No fence of any type, in excess of three feet in height shall be erected on any of said lots in front of the front wall of the dwelling located thereon. If an outside fuel tank is used in connection with a dwelling, it shall be placed underground.

14. The right is reserved to lay or place or authorize the laying and placing of sewer, gas and water pipes, telephone, telegraph, and electric light poles on any of the streets and alleys shown on said plat, hereafter cut in said subdivision, without compensation or consent of any lot owner, and an easement for the installation and maintenance of utilities and drainage facilities is reserved over said streets and alleys.