

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 street, road, or alley.

2. No dwelling may be constructed on any lot containing less than 30,000 square feet, nor on any lot not having at least 75 feet road frontage.

3. No building shall be located on any lot nearer than 30 feet from the front lot line or nearer than 7 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 provided, however, that Stubblefield Builders, Inc. reserves the right to except from the foregoing requirements any lot where the terrain or the topography renders the minimum set back requirement prohibitive under good construction practices.

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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 and an attached private garage for not more than two automobiles. Heating living areas of the main structure, exclusive of basement, open porches and garage, shall not be less than 1,000 square feet in the case of a one-story house or less than 1,300 square feet in the case of a one and one-half or two-story house. Split-level dwellings shall have a minimum heated living area of 1,000 square feet on the two main levels exclusive of basement.

5. All plans, specifications and builders must be approved in writing by Stubblefield Builders, Inc.

6. No business, profession or trade shall be carried out on said lots.

7. No mobile home, mobile module, trailer, tent, shack, garage, barn stable or other outbuilding shall be erected or allowed to remain on any lot nor shall the same at any time be used as a

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