

the event that no setback line is shown, then buildings shall be erected substantially in line with existing buildings presently erected. All buildings must fact the setback line designated on said plat as "35' Building Line".

8. That no obnoxious or offensive trade or activity shall be carried on upon any of the lots affected by these restrictions, nor shall anything be done thereon which may become an annoyance or a nuisance to the neighborhood.

9. That no more than one single family residence shall be erected on any of the aforementioned six (6) lots.

10. That no trailer, basement, tent, shack, garage or other out-building erected on any lot affected by these restrictions and covenants 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. That no dwelling shall be placed on the above described premises unless it has fifteen hundred (1,500) square feet of enclosed living area for a one-story dwelling and in the case of a two-story dwelling, the ground floor shall have a minimum enclosed living area of one thousand (1,000) square feet. Said measurements shall be exclusive of attached porches and garages, and cellars and basements. All dwellings shall conform to all state and municipal rules and regulations. Approval of building plans must be obtained from Committee consisting of Indu Vakharia and Neela Vakharia.

12. That no fences of any kind shall be erected on any residential lot in front of the wall of the dwelling located on any lot affected by these restrictions.

13. That no fuel oil tanks or any other type storage tanks shall be located on any tract above the ground, and all such tanks must be properly placed below the ground level.

14. No lot shall be re-cut or re-subdivided so as to make more lots or to change the frontage of the lot as shown on the recorded plat.

15. That no vehicle of any type shall be parked on any lot for the purpose of making repairs to the same or stored other than for emergency repairs by the owner of said tract, and no commercial repairs of any vehicle shall be allowed on any of the aforementioned lots.