

No building shall be located nearer than ten (10) feet, nor nearer than 10 per cent of the average width of the lot, whichever is greater, to any inside lot line. The building committee designated in Paragraph 2 shall have authority to waive the requirements of this paragraph and of the recorded plat as to the facing of these buildings and as to the side line and setback line requirements.

4. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on 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. No fence shall be placed nearer the street than the building line as shown on the plat.

6. The ground floor area of the main structure of any residence, exclusive of one-story open porches and garages, shall be not less than 1,200 square feet. In computing the area of split level houses, the total number of square feet contained in the lower level shall be computed and the minimum area of the entire split-level house shall not be less than 1,200 square feet. In houses having two stories, the ground floor area shall be not less than 1,000 square feet and the total finished area shall be not less than 1,200 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded. The committee designated in Paragraph 2 shall have authority to waive the requirements of this paragraph.

7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the side and rear five feet of each lot.

8. These lots shall not be re-cut without the written consent of the committee described in Section 2 herein.

9. No bathing pools shall be constructed or maintained on any lot unless it is surrounded by a sightly screening fence.

10. All driveways in the lots shall be paved with either asphalt or concrete paving.

11. No fence or wall shall be constructed or maintained along the front property line of any lot, nor shall any hedge or fence higher than three feet be built or maintained between the building line and the street.

12. No house trailer, disabled vehicle, or unsightly machinery or junk, shall be placed on any lot, either temporarily or permanently, and the building committee designated herein may, at the owner's expense, remove any such house trailer, disabled vehicle, or unsightly machinery or junk, from any lot. However, this shall not be construed as prohibiting the parking or keeping of travel trailers, so long as they are not used as a residence, either temporarily or permanently, and are maintained in a sightly manner.

13. No signs shall be permitted on any residential lot except that a single sign offering property for sale or for rent may be placed on any such lot provided such sign is not more than thirty-six (36) inches wide by twenty-four (24) inches high.

14. The property within the subdivision is hereby desclared to be a bird sanctuary and any hunting of any wild birds is hereby prohibited.