

complied with. Neither the members of such committee, or its designated representatives shall be entitled to any compensation for services performed pursuant to the covenants. The powers and duties of such committee, and of its designated representative shall cease on and after December 31, 1988.

8. No dwelling shall be constructed or permitted on any lot of which the ground floor area of the main structure, exclusive of one-story open porches and garages, is less than 1300 square feet for a one-story dwelling, nor less than 1000 square feet for a dwelling of more than one story. All such dwelling houses shall be of first class materials and workmanship, and the exterior of each shall be of brick veneer or wood, or a combination of brick and wood, and no plyboard shall be used on the exterior, except above the window bases and in gables. In no event shall there be exposed concrete blocks and no aluminum siding or asbestos siding shall be permitted.

9. Not more than one dwelling house shall be placed on any one lot, and not nearer than 55 feet to the street on which the same faces, and no lot or group of lots may be altered or divided leaving a width of less than 95 feet for frontage, and no building may be erected nearer than 10 feet to any interior lot line, except on the carport side which may be not nearer than 5 feet of the line. Provided, no person shall be prevented from constructing a dwelling on a combination of more than one lot.

A right-of-way and easement for the installation, operation and maintenance of utilities and for drainage purposes is reserved over each lot, said right-of-way and easement to extend for a distance of five feet from each side and rear lot lines.

10. No obnoxious or offensive trade, signs or activity shall be carried on upon any lot in this subdivision, nor any conduct which constitutes a disturbance or nuisance shall be permitted. No commercial or manufacturing activity shall be allowed, and the storage, sale or advertising of alcoholic beverages is forbidden.

11. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any lot at any time as a residence, either temporarily or permanently, except servants quarters permitted under paragraph 6 herein.

12. No fences of any type or wall shall be erected or placed or altered on any lot nearer to any street than the minimum building set-back line unless approved by the architectural control committee hereinabove set forth in paragraph 7 of these covenants.

13. No livestock, poultry, cattle, swine, sheep, goats, horses or other such animals or fowl of similar breed shall be permitted to be kept on any lots. The provisions of this covenant shall not be construed to prevent the occupants of any single family dwelling from keeping not more than two dogs and two cats or other household pets, provided they are not kept, bred or maintained for commercial purposes.

14. All sewerage shall be by septic tank meeting the approval of the State Board of Health until such time as municipal sewage system is made available. As and when such municipal sewage system is made available to any lot in said subdivision, any dwelling thereafter erected on said lot shall use said municipal system for sewage disposal and shall not be permitted to use a septic tank for said sewage disposal.

(CONTINUED ON NEXT PAGE)