

8. The ground floor area of the main structure, exclusive of one-story open porches, garages and breezeways, shall be as follows:

(a) On Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 26, 27, 28, 29, 30, 31 and 32 on said recorded plat, no one-story, split-level or 1½ story residence shall be located, placed, altered, or permitted to remain which contains less than 2,000 square feet of floor space.

(b) On Lots numbered 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 25 on said recorded plat, no one-story, split-level, or 1½ story residence shall be located, placed, altered, or permitted to remain which contains less than 1,800 square feet of floor space.

(c) On all lots, no two-story residence shall be located, placed, altered, or permitted to remain containing less than 1,200 square feet of floor space on the ground floor, nor less than 1,000 square feet of floor space on the second floor.

(d) In computing the square footage of any split level residence, any basement which is finished and heated shall be computed on a one-half of its square footage towards computation of the total square footage required. In computing the square footage of any 1½ story residence, no credit shall be given for the square footage area above the main ground floor area.

9. No noxious or offensive trade or activity shall be carried on upon any of said lots, nor shall anything be done thereon which may be or become an annoyance or nuisance or menace to the neighborhood, nor shall any use for business, commercial or public purposes be permitted.

10. No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon said lots shall at any time be used as a residence either temporarily or permanently, nor shall any structure of a temporary character nor any structure which is unfinished or uncompleted be used as a residence. No house trailer or mobile home shall be placed on any of said lots either temporarily or permanently unless the same shall be stored in a closed building so as not to be visible from outside of said building.

11. No fence of any type, wall or hedge shall be erected on any of said lots in front of the front wall of the dwelling located thereon which shall exceed three feet in height. All fuel oil tanks, gas tanks and other storage containers used in connection with a dwelling shall be placed underground or placed in an outbuilding, consistent with normal safety precautions, so that said tanks or containers shall not be visible.

12. No concrete blocks, cinder blocks or any similar type building material, or asbestos shingle siding, shall be used in connection with the construction of any buildings erected upon said lots so that said materials are visible from the outside of said building.

13. All sewerage disposal shall be by septic tank until municipal sewerage disposal is available and shall meet the approval of the local and State Board of Health.

14. Nothing herein contained shall be construed to prohibit the use of more than one lot or portions of one and more lots as a single residence building site, provided that said lot would otherwise meet the requirements as to size, setback and directional facing of said dwellings.

15. The right is reserved to lay or place or authorize the laying and placing of sewer, gas and water pipe lines, telephone, telegraph and electric light poles on any of the streets, alleys and byways shown