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D. Lot Area and Width. No dwelling shall be erected or placed on any lot having a width of less than 70 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 7,500 square feet.

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

F. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in 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.

G. The ground floor area of the main structure, exclusive of open porches, shall be not less than 1,200 square feet, nor less than 900 square feet for a dwelling of more than one story.

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

I. All sewage disposal shall be by septic tank meeting the approval of the State Board of Health until such time as municipal sewage system is made available. All occupants of said land shall be governed by such reasonable sanitary rules and regulations as may be adopted from time to time by a Majority of the owners of land in said King Acres, Inc.

J. No fences which exceed three feet in height shall be built, erected, or moved upon the premises nearer than the setback building line.

K. No building shall be erected on any lot in this subdivision which shall be used for the sale, storage, or advertisement of alcoholic beverage.

L. No horses, cows, hogs or other domestic animals shall be kept on the premises by the owner of any lot or any tenant thereof. This, however, shall not be construed to prevent any lot owner or tenant thereof from keeping not more than two dogs and two cats as pets.

M. Each lot owner shall provide receptacles for garbage, in a screened area not generally visible from the road, or provide underground garbage receptacles or similar facility in accordance with reasonable standards established by the Company.

N. No fuel tanks or similar storage receptacles may be exposed to view, and may be installed only within the main dwelling house, within the accessory building, or buried underground.

O. No commercial signs, including "for rent", "for sale", and other similar signs shall be erected or maintained on any lot, except with the written permission of the Company or except as may be required by legal proceedings, it being understood that the company will not grant permission for said signs unless their erection is reasonably necessary to avert hardship to the property owner. Property identification and like signs exceeding a combined total of more than three (3) square feet may not be erected without the written permission of the company. (Company meaning King Acres, Inc.)

In witness whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 17th day of October, 1963.