

which shall remain in full force and effect.

1. All lots in said subdivision shall be residential lots, to be used exclusively for single-family residential dwellings. No residence shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height. The architectural committee, may, upon written application by any lot owner, permit, as a special exception, the operation of certain personal businesses on the said lots, such businesses, however, being limited to beauty shops or sales offices, but the terms and conditions of such exceptions shall be set forth in detail by the architectural committee, and no deviations or violation thereof shall be permitted.

2. No sheep, goats, or other such animals of similar breed shall be permitted to be kept on any of said lots. Likewise, no chickens, ducks, geese, or other such fowl shall be permitted to be kept on any of said lots, except that fowls may be maintained in a limited number, not to exceed 15, for the purpose of being consumed by the family residing on said lot or to be kept as pets for the pleasure of said family. Cats, dogs, caged birds, ponies, and horses may be kept in reasonable numbers as pets for the pleasure of the family residing upon said lot; however, this restriction would prohibit and prevent the raising of dogs, cats, birds, ponies, and horses as a business. Cattle may be kept, but shall be limited to not more than one such animal for each  $1\frac{1}{2}$  acre in any such lot.

3. No lot shall be recut to a smaller size than that shown on the recorded plat.

4. No dwelling shall be placed on any lot that shall contain less than 1600 square feet of heated living area, unless this requirement is waived in writing by the architectural committee.

(a) 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.

(b) In computing the square footage of any split level residence, any basement which is furnished 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  $1\frac{1}{2}$  story residence, no credit shall be given for the square footage area above the main ground floor area.

5. No noxious, offensive or illegal 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.

6. Businesses operated in the home such as beauty shops or sales representatives will be allowed; however, the businesses may not call attention to themselves in any manner that would be obnoxious to the neighborhood. Signs should be limited to one and no larger than 15" by 20". No other businesses, commercial or public purposes shall be permitted.

(Continued on next page)