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5. 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 1,300 square feet. In houses having two stories, the ground floor area shall be not less than 900 square feet and the total finished area shall be not less than 1,500 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded.

6. 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.

7. All sewage disposal shall be by sewage disposal system approved by the State Board of Health.

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

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

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

11. No house trailer, disabled vehicle, or unsightly machinery or junk, shall be placed on any lot, either temporarily or permanently. 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.

12. These restrictions shall not apply to adjoining property owned by Premier Investment Co., Inc., unless specifically imposed on all or part of said property by Premier Investment Co., Inc., its successors or assigns by subsequent instrument of record.

IN WITNESS WHEREOF, the said Premier Investment Co., Inc., has executed this instrument this 24th day of August, 1973.

SIGNED IN THE PRESENCE OF:

Deborah A. Garrison
Tracy Joyce Davis

PREMIER INVESTMENT CO., INC.

BY: Alonzo M. DeBruhl
 Alonzo M. DeBruhl, President
Loyd G. Boyer
 Loyd G. Boyer, Secretary

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