

area of a split level house, the total number of square feet contained in the lower level shall not be counted unless it is finished and fully heated. The total number of square feet contained in a finished and heated lower level of a split level house shall be computed at one-half, and when so computed the minimum area of an entire split level house shall be not less than 1000 square feet.

11. No trash, abandoned or junked vehicles, abandoned or junk appliances, or any other similar items shall be dumped or permitted to remain on any lot, provided, however, that this covenant shall not be construed to prohibit the dumping of stumps, dirt and other proper materials in gullies or washes in order to fill in the lots. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean or sanitary condition.

12. An easement is reserved for drainage and utilities purposes on such lots and in such manner as is shown by the recorded plat; and a five foot drainage and utility easement is reserved on all rear lot lines as further noted on said plat; provided, however, that when more than one lot shall be used as a site for one residence, the aforesaid five and ten foot easements last mentioned above shall apply only with respect to the exterior side and rear lines of such consolidated lots.

13. If any of these covenants shall be found to be contrary to the recommendations of the Federal Housing Administration, Veterans Administration, or any other national, state or local agency granting or insuring land and shall render any lot in said subdivision unacceptable for any such loan, the developer shall have