

The restrictive covenants are

- 1) The property may not be subdivided into less than four tracts of approximately the same size
- 2) This tract shall be used for new residence purposes only, and no part thereof shall be used for business purposes nor any other structure whatsoever, other than a first class private residence, with the customary outbuildings and garages, provided however, that no outbuilding or garage shall be lived in as a home
- 3) That no residence shall be erected or placed upon this tract which does not contain at least 1,500 sq feet, exclusive of open porches, breeze-ways, carports and garages. Either frame or masonry construction is permitted. All buildings must be completed not later than 12 months after laying foundations and no garage or other structure may be built except simultaneously with or subsequent to erection of permanent residence. Servant's quarters and guest houses may be constructed to the rear of completed permanent residences
- 4) No building or structure shall be occupied or used until the exterior thereof is completely finished. No basement, tent, shack, garage, barn or other outbuilding erected on any of said tracts shall at any time be used as a residence either temporarily or permanently, nor shall any structure of a temporary character be used as a residence
- 5) No building or structure shall be located nearer than 30 feet from the front line and 20 feet from the side line, and all outbuildings and detached garages must not be located nearer than 100 feet from the front property line, except that in the case of corner tracts, no improvements shall be erected or constructed within 10 feet of side property lines and adjacent to streets
- 6) That no outside toilets shall be erected, placed or used upon said premises, but a septic tank or cess pool, which must comply with code, if any, of the State and Local Departments of Health, shall be installed to accommodate sewage
- 7) No tract shall be used or maintained as a dumping ground for rubbish. 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 and sanitary condition. No junk or wrecking yards shall be located on this tract
- 8) No hogs of any kind shall be raised, bred or kept on any tract or tracts
- 9) Leeah reserves to himself, his heirs, successors, and assigns an easement or right-of-way over a strip along the side, front and rear boundary lines of the tract or tracts hereby conveyed that is twenty-five feet in width, for the purpose of installation or maintenance of utilities, including but not limited to gas, water, electricity, telephone, drainage and sewerage and any appurtenance to the supply lines therefor, including the right to remove and/or trim trees, shrubs or plants. This reservation is for the purpose of providing for the practical installation of such utilities as and when any public or private authority or utility company may desire to serve said tracts with no obligation to Leeah to supply such services. Before any work is done pertaining to location of utilities, buildings, etc., approval of said location must be first obtained from the Leeah. Nothing contained herein shall require Leeah to install or be responsible for installing or incur any cost of installing such utilities
- 10) Invalidation of any one of these covenants or restrictions by judgment of any Court shall in no wise affect any of the other provisions which shall remain in full force and effect