

the five feet adjoining the rear and side boundary lines of each lot for utility installations and maintenance.

- 7. No trailer, basement, tent, or garage shall at any time be used as a dwelling temporarily or permanently, nor shall any dwelling of a temporary nature be permitted.
- 8. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may become or annoyance or nuisance to the neighborhood.
- 9. No lot shall be used as a dumping ground for rubbish, and the owner shall not permit weeds to grow uncut. Trash, garbage, or other waste shall not be kept, except in sanitary containers, awaiting permanent disposal.

10. No animals, live stock or poultry of any kind shall be raised, kept or bred on any lot, except that dogs, cats, or other household pets, may be kept provided they are not kept, bred or maintained for any commercial purpose.

11. No commercial sign larger than 6 square feet, shall be erected on any lot except those of builders or contractors on a temporary basis, and excepting those of the undersigned.

12. Each and every provision hereof shall bind, and inure to the benefit of the undersigned, its successors, assigns, and grantees, and their heirs, devisees, representatives, successors, assigns and grantees for a period of 25 years from date hereof; at the expiration of which time they shall automatically extend for successive periods of 10 years each unless they are changed in whole or in part, by written agreement among the then owners of a majority of said lots, executed and recorded in a manner provided by law. An owner, or joint or common owners, of a lot or lots is to have but one vote.

13. If any person shall violate or attempt to violate any of the provisions herein contained, any other person or persons owning any of the property herein described shall have the right to commence or prosecute any proper proceedings at law or in equity, civil or criminal, against the person or persons violating or attempting to violate any such provisions and either to prevent him or them from so doing or to recover damages for such violation. Nothing contained in this instrument shall in any wise be construed as imposing any liability or obligation for its enforcement upon the undersigned.

14. Each of the provisions hereof is separable and several. Invalidation of any provision by a judgment, decree or order of any court or otherwise shall in no wise affect any of the other provisions which shall remain in full force and effect.

15. No building shall be erected, reconstructed, altered or placed upon any lot until the construction plans and specifications and a plot plan showing the location of the structure have been approved by the Architectural Control Committee in writing, as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography, and finish grade