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and side property lines and so that they do not project forward of the rear side of the dwelling.

5. Any fences constructed within said subdivision shall be no more than six feet high to the rear of the dwelling on each lot and no more than four feet high to the front of the dwelling on each lot.

6. If a one-floor dwelling is constructed it must have a finished living area of not less than 1600 square feet and a ground floor area of not less than 2000 square feet which may include the area of the garage, if attached.

If a multi-level dwelling is constructed it must have a finished living area of not less than 2000 square feet and a ground floor area of not less than 2000 square feet which may include the area of the garage, if attached.

7. An easement is hereby reserved across and upon or under a 5 ft. strip of land adjoining the rear and side boundary lines of each lot in the subdivision for utilities installation and maintenance, PROVIDED that if construction of utilities is not commenced on easement reserved herein along the said lot lines within 36 months from the date of these covenants then said side line easement shall automatically terminate and