

dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. It is the intention and purpose of these covenants to assure that all buildings shall be of a high quality of workmanship and materials. The heated floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,700 square feet; provided, however, if the main structure shall have an attached enclosed automobile garage with a minimum of 15 feet by 20 feet, for a total of 300 square feet, the heated floor area of the main structure shall be not less than 1,500 square feet.

3. (a) No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than thirty (30) feet to the front line, or nearer than thirty (30) feet to any side street line.

(b) No building shall be located nearer than ten (10) feet to an interior lot line, or located any nearer than thirty (30) feet from a side street lot line, or twenty-five (25) feet from a rear lot line.

4. No dwelling shall be erected or placed on any lot having a width of less than seventy-five (75) feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than ten thousand (10,000) square feet. It is expressly understood that no lots can be subdivided in such a manner to have an area less than the square-foot area mentioned in this paragraph.

5. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

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