RECORD DATE AUGUST 17, 1966  

Section 1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling, not to exceed two and one half stories in height and a private garage for not more than two cars. No building shall be erected, placed or permitted to remain on any lot larger than 2 acres. No dwelling shall be permitted on any lot at a cost of less than $2,000, based upon cost levels prevailing on the date these covenants are recorded. The intent and purpose of the covenant to secure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which may be produced on the date these covenants are recorded at the minimum cost stated herein for the dwelling. The minimum dwelling size shall be not less than 1000 sq. ft. for a one story dwelling nor less than 2000 sq. ft. for a dwelling of more than one story.

Section 2. No building shall be located on any lot nearer to the front lot 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 25 ft. to the front lot line or nearer to any side street than 25 ft. No building shall be located nearer than 15 ft. to an interior lot line, except that a 15 ft. side yard shall be required for a garage or other accessory building located 75 ft. or more from the minimum building setback line. No dwelling shall be located on any interior lot nears 25 ft. to the rear lot line. Steps, steps and doors shall not be considered as part of the building provided, however, that this shall not be construed to permit any portion of a building on one lot to encroach upon another lot.

Section 3. No portion of any kind shall be disclosed to the public view on any lot except one professional sign of not more than 1 square foot; no wall, hedge or shrub planting obstructing the view of the property for sale or rent.

Section 4. No trash, garbage or other waste shall be stored or remained on any lot at any time as a residence either temporarily or permanently.

No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than 1 square foot.

Section 5. No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than 1 square foot.

Section 6. No unauthorized or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 7. No portion of any kind shall be disclosed to the public view on any lot at any time as a residence either temporarily or permanently.

Section 8. No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than 1 square foot.

Section 9. No portion of any kind shall be disclosed to the public view on any lot at any time as a residence either temporarily or permanently.

Section 10. No portions of any kind shall be disclosed to the public view on any lot at any time as a residence either temporarily or permanently.

Section 11. All noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 12. No unauthorized or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 13. No unauthorized or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 14. No unauthorized or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 15. No unauthorized or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.