



THE PROPOSED TRACEMORE OAKS ALLOTMENT SHALL BE SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS.

- (1) SAID PREMISES SHALL BE USED SOLELY AND EXCLUSIVELY FOR SINGLE FAMILY RESIDENCE PURPOSES ONLY AND ANY GARAGES SHALL BE CONNECTED TO SAID SINGLE FAMILY RESIDENCE. THERE SHALL BE ERCTED NO MULTIPLE DWELLING TYPE BUILDING NOR SHALL ANY SINGLE FAMILY TYPE RESIDENCE BE THEREAFTER REMODELED INTO A DWELLING CONTAINING TWO OR MORE APARTMENTS. UPON EACH LOT THERE SHALL BE ERCTED NO MORE THAN ONE SINGLE FAMILY RESIDENCE.
- (2) THE FRONT LINE OF SAID RESIDENCE SHALL BE AT LEAST 56 FEET FROM THE FRONT LINE OF THE LOT, AND THE SIDE LINE OF SAID RESIDENCE TO BE AT LEAST 20 FEET FROM SIDE LINES OF THE ABOVE DESCRIBED PREMISES.
- (3) NO RESIDENCE SHALL BE LESS THAN 1,400 SQUARE FEET OF LIVING AREA, EXCLUDING BREEZEWAYS, GARAGES AND BASEMENTS.
- (4) NO STRUCTURE OF TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, OR OTHER OUT BUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

- (5) NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN TWO FEET SQUARE ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION PERIOD.
- (6) NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT DOMESTICATED HOUSEHOLD PETS MAY BE KEPT ON SAID PREMISES PROVIDED SAME ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.
- (7) NO NUISANCE SHALL BE SUFFERED TO REMAIN ON SAID PREMISES NOR SHALL THE PREMISES BE USED IN ANY WAY, OR FOR ANY PURPOSE WHICH MAY ENDANGER THE HEALTH OR UNREASONABLY DISTURB THE QUIET OF ANY HOLDER OF ADJOINING LAND.
- (8) NO WEEDS, UNDERBRUSH OR ANY UNSIGHTLY GROWTH SHALL BE PERMITTED TO GROW OR REMAIN IN ANY WAY ON SAID PREMISES.

- (9) THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES UNTILL AUGUST 1, 1987, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS IN SAID SUBDIVISION HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
- (10) ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR EQUITY AGAINST ANY PERSONS OR PERSON VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN ANY VIOLATION OR RECOVER DAMAGES.
- (11) INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.