

## Restrictions

1. No lot shall be used except for single-family residential purposes.
2. Any residence erected on any lot shall have a minimum living area 1800 square feet of heated area for single level residence and 2200 square feet for multi-level residences. This square footage requirement is exclusive of any garages, basements, porches, terraces, and similar appurtenances. Carports are prohibited.
3. Exterior construction material shall be at least 50% brick, stone, or hardy plank and the remainder can be vinyl siding, cement siding, stucco, or wood siding. All foundations shall be covered in brick or stone. Retaining walls and out buildings shall match the house.
4. No used house shall be permitted to be placed on any lot. No Mobile Homes are permitted.
5. No trailer, basement, tent, shack, garage barn, shed, or other out-building shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary nature be permitted.
6. All secondary utility service including water, gas or gas storage facilities, sewer, wiring, electrical, telephone, and television cables shall be underground. No chain link fences shall be permitted unless they are used to enclose a backyard, and shall not be nearer the front of the street than the back of the house. Any privacy fence must be of masonry construction or treated wood in keeping with the general appearance of the residence.
7. A perpetual easement is reserved on each lot for construction and maintenance of utilities, such as electricity, gas, water, sewer, and drainage.
8. No commercial poultry or swine shall be allowed or maintained on any lot at any time.
9. No noxious or offensive operations shall be conducted or maintained on any lot and nothing shall be done on any lot which may constitute a nuisance or unreasonable annoyance. There shall be no exterior storage of any junk vehicle, junk or scrap accumulation. Any vehicle unlicensed in the current year will be deemed a junk car.