

The above described property is conveyed subject to the following restrictions:

000521

1. This property shall be used for residential purposes only.
2. No dwelling shall be permitted on the property unless the same shall meet the following minimum standard: The ground floor of the main structure, exclusive of one-story, open porches and garages, shall be not less than 1,000 square feet.
3. There is reserved an easement for Ivy Lane, a 45 foot wide right-of-way, 22 1/2 feet of which are located on the property herein conveyed, an easement for installation and maintenance of utilities is reserved within the right-of-way of Ivy Lane.
4. No noxious or offensive activities shall be carried on upon the property, nor shall anything be done thereon which may be or become a annoyance or nuisance to the neighborhood.
5. No structure of a temporary character, including mobile homes, shall be used on the property at any time as a residence.
6. No animals, livestock or poultry of any kind shall be raised, bred or kept on the property except that dogs, cats and other household pets may kept, provided they are not kept, bred or maintained for any commercial purpose. (ONE HORSE PER FENCED ACRE OF PASTURE IS ALLOWED.)
7. The property shall not be used or maintained for a garbage dumping ground for rubbish.
8. The property hereinabove described shall not be subdivided into lots having less than one and one-half acres in size.
9. These covenants are to run with the land and shall be binding ^{on} the Grantees herein, their heirs and assigns. A: Shipman H. Jks (Deed)

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