

(B-711)

02-12

8687

JACKSON HEIGHTS ADD #6

87130331

1. Said property shall be used solely for private residential purposes for single family dwellings only and no offensive commerce shall be carried on upon said property. Not more than one single family dwelling house shall be constructed thereon, and no trailer or other movable or temporary living quarters shall be permitted thereupon.

2. No dwelling shall be constructed on said property with an enclosed living area at the first floor level of less than 1700 square feet for a one story dwelling, nor less than 1200 square feet for a dwelling of more than one story, provided that a dwelling of more than one story must provide a total of 1800 square feet of enclosed living areas within the entire dwelling house. The dwelling shall occupy no more than 25% of the property, and shall be constructed with an exterior of at least 10% masonry, and no exposed concrete block, painted or unpainted, stucco, or asbestos siding shall be allowed in such construction.

3. No dwelling shall be constructed closer than 35 feet to the front property line, 10 feet to any side property line, nor 35 feet to the rear lot line.

4. The property shall not be changed so as to leave a dwelling site of less than 13,600 square feet in area.

5. No structure separate from the dwelling house shall be used or occupied for living purposes, and no such structure may be constructed closer to the front property line than the rear line of the dwelling, nor closer than 10 feet to any side property line. Structure should be compatible to existing home, no tin buildings.

6. Off street parking must be provided, upon construction of a dwelling, for not less than two automobiles. Home should have garage or carport suitable for two automobiles. This structure is to be visually compatible with home. No metal awning.

7. Any fence erected on the property shall be of substantial and ornamental construction and not more than 6 feet in height.

8. No livestock may be maintained upon the property and no noxious or offensive trade or activity shall be carried on upon the property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

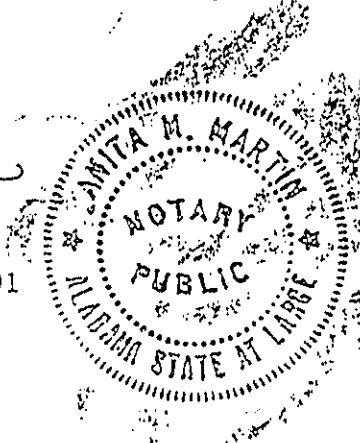
9. A panel of 3 subdivision owners will be selected by Robert Eaton to enforce these restrictions. A fine may be imposed for violations. This money to be dispersed evenly among other landowners. All legal cost to be paid by violator.

2.5

Anita M. Martin

Notary

Term Expires April 17, 1991



Robert Eaton

Robert Eaton

COLBERT CO. VERIFY THIS INSTRUMENT WAS FILED ON

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