

1. The residential area covenants hereinafter set forth in their entirety apply to the entire subdivision area herein platted.
2. No tract shall be used for dumping of trash, rubbish or undesirable debris, nor are burning barrels or incinerators for burning permitted. All property owners shall keep property in eye-pleasing condition at all times. No trash accumulation shall be allowed. All trash containers shall be sanitary and of a closed type and kept away from neighbors' boundaries as far as possible. All weeds and grass shall be regularly cut and the area picked up so as to remain in a sanitary condition.
3. No trailer, or single wide mobile home, basement dwelling, permanent tent or shack shall be erected on said real estate. Only one residence allowed on any tract.
4. All homes shall be equipped with individual private septic systems to conform to the requirements of the local Board of Health and to follow the recommendation for subsurface drainage by the Department of Natural Resources.
5. All outbuildings built by any subsequent landowner must be attractive and neat in appearance.
6. No livestock, except horses, or poultry of any kind shall be kept on any lot except this shall not prevent owners from keeping dogs, cats, or other household pets provided they are reasonably maintained.
7. The premises shall be used for residential purposes only, and no business of any kind or no noxious or offensive activity of any kind shall be carried on upon said tract, nor shall anything be done thereon which may become an annoyance or a nuisance to the neighborhood and the neighboring lot owners.
8. No tract shall be re-subdivided. All tracts, if and when resold and deeded, must be in their entirety.
9. There shall be no unlicensed or unused vehicles parked on any lot and there shall be no truck larger than a pickup parked overnight on any lot.
10. Change of covenants: These covenants shall remain binding until which time a majority vote of the owners elects to change in whole or part these covenants after which all tracts are sold.