

4. Only one residence shall be erected on each of said lots, and no lot shall be sub-divided without the written consent of the grantors, or their heirs, assigns or duly appointed agents. No residence or other building shall be erected or maintained closer than 30 feet from the right of way of access road, nor shall any residence or other building be erected or maintained closer than 10 feet from the sidelines of said property.
5. No residence shall be erected or maintained on any of said lots which has a usable floor space of less than 1, 150 square feet, excluding porches.
6. No outside toilet facilities of any kind shall be erected or maintained on said land.
7. No housetrailer of any kind, regardless of size and facilities, shall be erected or maintained on said land.
8. Said land shall not be used for agricultural, business or industrial purposes; and these premises shall be maintained in good order by the grantees, their heirs and assigns, who shall not allow brush, trash, or litter to accumulate upon said premises.
9. Easements for public utilities are expressly reserved along and within 10 feet of the front or the rear of any of said lots or on the road side of said land and within 10 feet of all sidelines of said lots or land for construction and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains, and other public and quasi-public utilities; together with the right to trim any trees or other growing weeds or grass which at any time may interfere or threaten to interfere with the maintenance of such lines; together with the right of ingress and egress across and upon the said premises to employees, agents or servants of the land utilities.
10. No tent, lean-to, or shack shall be placed or maintained on any of said land, nor shall any trailer, travel trailer, or vehicle adapted for overnight occupancy be so placed.

IN TESTIMONY WHEREOF the said parties to these covenants, S. T. Peace, Jr. and wife Anne C. Peace, and Virginia A. Peace, Widow, have hereunto set their hands and seals the day and year first above written.

S. T. Peace Jr. (SEAL)
S. T. Peace, Jr.

Anne C. Peace (SEAL)
Anne C. Peace

Virginia A. Peace (SEAL)
Virginia A. Peace