

c. In case of complete or partial destruction of a structure by fire, windstorm or any other cause, the structure must be rebuilt or removed from the premises within six (6) months of the occurrence;

d. All constructed dwellings shall face the street or road upon which lot fronts, and no part thereof shall be nearer than thirty (30) feet from the front lot line and the distance from each side of the dwelling shall be no closer than ten (10) feet from the side of the line of said lot. When the lot topography is not conducive to these limitations, the declarant may allow a variance therefrom;

II. LAND USE

3. No more than one residential dwelling shall be placed upon any one lot.

4. No junk cars, trailers, trucks, equipment, materials or debris shall be exposed on the lots.

5. No lot shall be re-subdivided nor shall a fractional part be sold.

6. All lots must be kept free of litter and garbage at all times and grass and weeds must be mowed at regular intervals.

7. The utility authorities may establish easements whenever necessary for installation of utilities.

8. No sign of any kind shall be displayed to the public view on any lot, except one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period, except that the declarant may display any sign it so desires on any of the unsold lots within the subdivision.

9. Any building, mobile home or camper must be approved by the declarant before being built or located on the lot.

10. Campers and mobile homes must be of commercial manufacture which excludes converted buses, trucks, vans and similar vehicles. Pickup camper shells must remain on the pickup truck and such pickup truck shall be licensed and in good running condition. No camper or mobile home will be permitted which is over eight (8) years old, or which declarant determines unsightly, excepting extraordinary situations wherein application may be made to declarant prior to placement of same on any lot for a variance, which shall be granted in declarant's sole discretion.

11. No noxious, illegal, immoral or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the surrounding property owners.

12. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted on any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.