C No building shall be located nearer to the front line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 10 feet to any side street line; except that on all building plots abutting Washington Avenue, no building shall be located nearer than 35 feet to the front lot line nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 80 feet or more from the front lot line, shall be located nearer than 4 feet to any side lot line. No fence shall be built nearer the front lot line than the building set back lines shown on the recorded plat.

D No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5750 square feet or a width of less than 50 feet at the front building setback line, except that a residence may be erected or placed on any lot as shown on the recorded plat.

E No noxious or offensive trade or activity shall be done on any residential lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

F No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

G No dwelling costing less than $3500.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 624 square feet in the case of a one-story structure nor less than 480 square feet in the case of a one and one-half, two, or two and one-half story structure. The lot fronting Washington Avenue should have a $4500 limitation with a minimum area of 816 square feet for one story structure and 600 square feet in case of a one, one and one-half, or two story structure.

H Each lot shall be subject to a five feet easement on the rear thereof as shown on the recorded plat, for utility installation and maintenance.

I No person of any race other than the Cacausian race shall use, occupy or own any building or any lot, except that this shall not prevent occupancy by domestic servants of a different race, domiciled with an owner or tenant.

J Until such a time as a sanitary sewer system shall have been constructed in the tract, a sanitary septic tank shall be installed for each dwelling erected in the tract. Such a septic tank shall be of type and construction and so located on the individual lot as to be approved in writing by the Indiana State Board of Health. No other sanitary provision or devise for sewage disposal shall be installed or permitted to remain on the tract. All dwelling built within the tract shall abandon the use of septic tanks or any other means of private sewage disposal, and connect the sanitary sewers, if and which a sanitary sewer service becomes available.

K That the purchaser of any semi-detached house shall be in no way change the character of such a house either structually or by color changes in order that it will no longer conform to the character as original established.

RECORDED.....JUNE.....15,1942.

Jos. H. Betz RVC