

5. No residential structure shall be erected on any of the lots in said tract the ground floor of which (exclusive of one-story open porches and garages) is less than thirteen hundred (1300) square feet in the case of a one-story structure or less than sixteen hundred (1600) square feet in the case of a one and one-half or two story structure.
6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
7. No noxious or offensive trade or activity shall be carried on upon any building lot; nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood.
8. Windemere Corporation, its successors and assigns hereby expressly reserves unto itself, its successors and assigns, the right to grant and/or reserve easements in and to 10 foot strips of land along the rear and side lot lines of each and every lot in said tract, together with the right to grant license or licenses to any person, firm or corporation, private or municipal, to erect and maintain public utilities in or upon said 10 foot strips.
9. No metallic garage shall be constructed or erected on any of the lots included in said tract, and garages, when so erected, shall be in keeping with the dwelling erected on the respective lots on which it is desired to erect the garage; provided, however, that said garages shall be of brick, stone and/or frame construction. The external design, construction, materials, and location of garages must have prior approval in writing by Windemere Corporation.
10. No chickens, ducks, geese, or other type or kind of fowl, nor horses, ponies, cows, or livestock, of any kind whatsoever, may be kept, maintained or bred on any lot or lots or in any dwelling or building erected thereon, nor shall any owner or occupant be permitted to breed domestic animals such as cats and dogs, etc., or to keep more than two such animals on the premises.
11. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five 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.