

3. BUILDING LOCATION. No building shall be located on any Lot nearer than 25 feet to the front (street) property line, or nearer than 25 feet to any side street line. No building shall be located nearer than 10 feet to an interior lot line. No dwelling shall be located on any interior Lot nearer than 35 feet to the rear lot line. For purposes for these Covenants and Restrictions, eaves, steps and open porches shall not be considered a part of the building, provided, however, that this shall not be construed to permit any portion of a building, on a Lot, to encroach upon another Lot. All buildings and structures shall meet all requirements of the building codes, ordinances and regulations of the Village of Glen Carbon.

4. DWELLING SIZE AND MISCELLANEOUS. No one-story dwelling shall be permitted, on any Lot which has less than 1200 square feet of livable floor space, excluding garages, any space below ground level, and open porches and balconies; no one-and-one-half-story or two-story dwelling shall be permitted, on any Lot which has less than 1600 square feet of such floor space, with at least 800 square feet of such space on the first floor. The character and design of garages must conform to the character and design of the dwelling structure.

No recreational apparatus will be permitted in any front yard, or side yard next to a platted street. Recreational apparatus, including swing sets, swimming pools, basketball courts, playground equipment or similar devices shall not be located at any point toward the front Lot line, past a line drawn parallel with and intersecting the front dwelling structure. No above ground pools will be permitted.

No noxious or offensive trade or activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

No Lot or driveway, outside the exterior walls of the main residential structure or garage, shall be used for the purpose of blocking or jacking automobiles or other vehicles for repair, or for repairing any one or more automobiles, for any longer than a 24 hour period of time.

No shed, trailer, recreational vehicle, tent, shack, garage, barn basement or outbuilding erected on any Lot 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.

No trucks (other than pick-up trucks not exceeding V_i ton) or commercial vehicles, boats, motorcycles, campers, house trailers, boat trailers, or trailers of any other description shall be permitted to be parked or stored on any Lot unless they are parked or stored in an enclosed garage, except during periods of construction on the Lot.

Any accessory parking will be restricted to operable automobiles, and such parking space will be provided in the rear yard of the Lot, or the side yard of the Lot if the garage and accessory parking and turnaround is in the side yard.

Each Lot shall have a garage fully capable of housing a minimum of two automobiles. All buildings, including garages, shall be attached to the dwelling structure

Any and all mechanical work or vehicle maintenance exceeding a 24-hour period will be performed in the garage of each residence.

No structure of any kind shall be allowed on any Lot, except the dwelling house and attached garage, and nothing shall be stored in the open, outside said dwelling or garage, with exception of neatly stacked firewood, for use in the residence on that Lot, except during the period of construction of the dwelling house, it being the intent that, among other things, no lawn buildings, garbage cans or visible clothes lines be allowed.

All exterior lighting, including but not limited to directional lighting, shall be so located, shaded and of such intensity so as not to become a visual nuisance to any adjoining or nearby Lot owner.

No business of any kind shall be permitted in the Subdivision, except any such home occupation as is permitted under the ordinances of the Village of Glen Carbon.

No wall, fences or fencing of any kind shall be allowed in the front yard of any Lot. No wall, fences or fencing over 5 feet in height shall be allowed on any Lot. All walls, fences and fencing shall be wood construction and be compatible with the natural surroundings, subject to the conditions