

SPARTA'S FIRST ADDITION

This plat is hereby made subject to the following restrictions which shall run with the land and be binding upon the grantees thereof. All conveyance of any or all of the platted property are made subject to said restrictions and shall be binding upon all grantees of said land and their successors in interest from this day forth.

The restrictions or covenants referred to are as follows, and shall apply to the following lots of said plat:

Sparta's First Addition; Block 1 Lots 2 through 8, except Lot 6
Block 2 Lots 1 through 8, except Lot 6

- (1) Any dwelling or structure, erected or placed on any building site of this plat shall be completed as to external appearance, including finished painting, within eight months from the date of commencement of construction.
- (2) No noxious or offensive trade or activity shall be carried on within the platted property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (3) No trailer, basement, tent, shack, garage, barn or other out-building 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.
- (4) The ground floor area of the main structure exclusive of one-story open porches and garages, shall be not less than 1000 sq.ft., in the case of a one-story structure, and not less than 1800 sq.ft. in the case of a one and one-half story structure.
- (5) No dwelling or structure shall be placed or erected on any lot, other than new construction, and that all construction shall be equal to or exceed minimum F.H.A specifications for residential housing.
- (6) Until such time as a sanitary sewer system shall be constructed, a septic tank of adequate size constructed in accordance with the requirements of the Public Health or F.H.A. to serve each dwelling.
- (7) No live stock or poultry shall be permitted on this subdivision.
- (8) All fences must be of good appearance. Trees and hedges must be planted so as not to overlap lot lines and not extend beyond front line of house above 3 ft. and with consideration given to your neighbor.
- (9) The grantors, for themselves and their successors and assigns, dedicate easements for public utility purposes. Said easements are hereby granted to maintain, construct and

repair domestic and irrigation water pipe lines, telephone lines, and lines for delivery of electrical energy as the same are constructed and installed in the plat.

Dated: November, 1984

Recorded: December 3, 1984

Recording No.: 84-5864