

REGULATIONS FOR TOWER ESTATES

1. No building or structure of any kind whatsoever other than a dwelling house shall be erected on the property and any such dwelling house shall be used for residential purposes only.

2. No residence or any portion of any lots shall be used as a boarding house, nursing home, rooming house, club house, nor shall any residence be used or devoted to any manufacturing, industrial, or commercial activity whatsoever, nor shall any building or premises be used for any purpose prohibited by law or ordinance and that no nuisance shall be maintained or permitted on said property.

3. This property shall not be subdivided nor shall a fractional part be sold of less than one (1) acre in size.

4. No one will be permitted to live on said property in a temporary building, trailer, mobile home, or a tent; exceptions of this will be made on lots 7 through 16. Mobile homes will be allowed on lots 7 through 16, provided they meet all state, federal, and city regulations. They must be attractively underpinned.

5. The utility authorities may establish easements wherever necessary for the installation of utilities.

6. No more than one (1) residence may be built on any lot should this property be subdivided nor shall any lot be left of less than one (1) acre in size.

7. No residence of any kind of what is commonly known as boxed or sheet metal shall be built on the property unless the same shall be covered over on all of its outside walls with brick, stucco, stone, wood, or siding.

8. No signs, advertisement or billboards or advertising structures of any kind may be erected or maintained on said property.

9. No excavating of stone, gravel, or either shall be made on the property except for walls, basements, or cellars in the dwellings.

10. There shall be no dumping of trash, garbage, or chemicals of any kind on any of the lots.

11. Neither Grantee, nor any person claiming under him, shall raise the grade of the property conveyed above the grade established by the Grantors.