

The property herein conveyed shall at all times be held and used in accordance with the following restrictions:

1. Nothing shall be done or kept in or on the property that is unlawful or hazardous, or that might unreasonably disturb the quiet occupancy of any person residing on any adjacent property.
2. No noxious or offensive trade shall be permitted on the property or within any dwelling on the property, nor shall any use be made nor condition allowed to exist on the property which unreasonably disturbs or interferes with the quiet occupancy of any person residing on any adjacent property.
3. No commercial vehicles, boats, trailers, campers, buses, or mobile homes shall be parked or stored on the property (except in an enclosed structure shielded from view); provided, horse trailers or vans shall be excepted from the foregoing restriction, as long as such horse trailers or vans are not abandoned or in an unsightly state of repair in public view. As used herein, the word "trailer" shall include trailer coach, house trailer, mobile home, automobile trailer, camp car, camper, or any other vehicle, whether or not self-propelled, constructed, or existing in such a manner as would permit use and occupancy thereof, or the storage or conveyance of animals, machinery, tools, or equipment, whether resting on wheels, jacks, tires, or other foundation. The word "commercial vehicle" shall include and mean every type of vehicle, whether or not motorized, which is designed and used exclusively or primarily for other than personal transportation of ten or fewer persons at one time. Vehicles larger than ten person passenger vans are conclusively presumed to be commercial vehicles, whereas passenger cars, passenger vans (full-sized or mini-vans), pickup trucks, sports-utility vehicles, and motorcycles are presumed to be designed and used for personal transportation. Vehicles which are not conclusively presumed to be commercial by virtue of their size, and which are used by the operator thereof for both business and personal purposes, shall not be considered "commercial vehicles" merely by virtue of advertising information painted or otherwise affixed thereto.
4. No outside television or radio aerial or antenna, or other kind of antenna, including satellite receiving dishes, for reception or transmission, shall be maintained on the premises, to the extent permissible under applicable statutes and regulations, including those administered by the Federal Communications Commission, except that this restriction shall not apply to satellite dishes with a diameter less than one (1) meter, erected or installed to minimize visibility from the street which the dwelling fronts.
5. Single family residences constructed on the property shall not have a ground floor area of less than 1,700 square feet in the case of a one-story structure, shall not have less than 2,000 square feet in the case of a one and one-half story structure, and shall not have less than 2,300 square feet in the case of a two-story structure, exclusive of garages, porches, and terraces, even though the garage, porch, or terrace is under the same roof. This provision shall not apply to existing structures located on the property as of the date of the execution of this deed.