

an emergency, in which no notice need be given and maintenance can be performed at any necessary time).

SECTION 2.04. TITLE SUBJECT to EASEMENTS. It is expressly agreed and understood that the title conveyed by Declarant to any of the Property by contract deed or other conveyance shall be subject to any easement affecting same for roadways or drainage, water, gas, sewer, storm sewer, electric light, electric power, telegraph or telephone purposes. The Owners of the respective Lots shall not be deemed to separately own pipes, wires, conduits or other service lines running through their Lots which are utilized for or service other Lots, but each Owner shall have an easement in and to the aforesaid facilities as shall be necessary for the use, maintenance and enjoyment of his Lot.

ARTICLE III

USE RESTRICTIONS

SECTION 3.01. SINGLE FAMILY RESIDENTIAL CONSTRUCTION.

No building shall be erected, altered, or permitted to remain on any Lot other than one detached single family dwelling used for residential purposes only and not to exceed two (2) stories in height and with private off-street parking facilities for not less than two (2) or more than three (3) cars. As used herein, the term "residential purposes" shall be construed to prohibit mobile homes or trailers being placed on said Lots, or the use of said Lots or duplex houses, garage apartments, or apartment houses; and no Lot shall be used for business, educational, religious or professional purposes of any kind, nor for any commercial or manufacturing purposes. No building of any kind or character shall ever be moved onto any Lot within said Subdivision.