

DEED 80 27 047

porches, and garages, and the dwelling shall be completed and the exterior painted within one year from the time construction is started. The foregoing painting provision does not apply to stone, brick and masonry structures or such portions of said structures which are not ordinarily painted.

7. No part of said property shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. Any normal accumulation of garbage or waste shall be kept in sanitary containers at all times.

8. These covenants shall automatically terminate on July 1, 1990 unless extended for an additional ten-year term by a suitable writing signed by the owners of more than 50 per cent of said acreage in accordance with the terms and provisions hereof or in accordance with those terms and provisions thereof so agreed to in writing by the owners of more than 50 per cent of said acreage.

9. Invalidation of any one of these covenants by judgment or Court order shall in no way affect any of the other provisions which shall remain in full force and effect.

10. Easements and rights of way are hereby specifically reserved to ORR SUBDIVISION, and their respective successors and assigns, and for the erection, construction, operation and maintenance of poles, wires and conduits for the transmission of electricity, heat, power, telephone, sewers, drains, water systems, and for any other reasonable purpose, any other method of conducting and performing any public or quasi-public utility service or function.

11. No lot within the subdivision shall ever be subdivided into building lots other than those shown upon the face of the plat provided, however, that a lot may be subdivided if the subdivided portions thereupon become permanent portions of adjacent lots with the resultant effect of reducing the number of building lots permitted within the subdivision.

IN WITNESS WHEREOF, the undersigned have hereunto subscribed their names this 2nd day of July, 1980.

Ted W. Orr
Ted. W. Orr

Virginia E. Orr
Virginia E. Orr