

GENERAL PROVISIONS

1. **TERM.** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended to successive period of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
2. **ENFORCEMENT.** Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
3. **SEVERABILITY.** Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
4. **SIGNS.** No sign of any kind shall be displayed to the public view on any lot, except, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder/developer to advertise the property during the construction and sales period.
5. **LIVESTOCK AND POULTRY.** No animals, livestock, or poultry, of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
6. **GARBAGE AND REFUSE DISPOSAL.** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. Incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. There will be no incineration of trash or garbage.