

after which time said covenants shall be automatically extended for continuing successive periods of ten (10) years, each, unless an instrument, signed by the then owners of a majority of the lots is recorded, changing said covenants in whole or in part.

(2) No lot shall be used except for single family purposes, or as shall be permitted by the applicable zoning ordinances of St. Louis County, Missouri, and no building shall be erected, placed or permitted to remain on any lot which does not meet all applicable building and zoning codes of St. Louis County, Missouri.

(3) No nuisances or noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No building or premises shall be used for purposes prohibited by law or ordinance. Nothing contained hereby shall restrict, inhibit or prevent the Party of the Second Part from building and selling residences in the Subdivision.

(4) No fences or hedges shall be erected or placed on any lot nearer to any street than the minimum building set back lines shown on the recorded plats of said subdivision, nor shall any fence or hedge on a side yard be erected or placed in front of the line of the rear building wall. The type of all fences must be approved by the Trustees. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway on alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. Notwithstanding any other provision of this Indenture, no fence, hedge, plantings, or trees, of any kind, shall be erected or placed, or planted on any lot which abuts or adjoins any part of the Common Ground without the express consent of the Trustees.

(5) No signs of any kind shall be displayed to the public view except one sign of not more than four (4) square feet advertising the property for sale, or rent, or except signs used by a builder to advertise the property during the construction and sales period.

(6) All garages and carports must be attached to the main house (dwelling) unless otherwise approved by the Trustees. Bath houses or other outbuildings shall be permitted if approved by the Trustees.

(7) Each lot owner shall comply with all ordinances and subdivision regulations of St. Louis County, Missouri relating to the number, supervision, control, responsibility and maintenance of animals and/or pets in residential areas.