

FURTHER, ALL OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY; AND SHALL BE ENFORCEABLE, AT THE OPTION OF JEFFERSON COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT). RCP CULVERTS OR BRIDGES MUST BE USED FOR DRIVEWAYS AND/OR WALKS.
3. EACH RESIDENCE BUILT UPON THE PROPERTY SHALL HAVE A MINIMUM FLOOR AREA OF TWO THOUSAND (2,000) SQUARE FEET AND BE BUILT ON A CONCRETE SLAB.
4. NO MOBILE HOME, MANUFACTURED HOME, OR OTHER TEMPORARY BUILDINGS OR STRUCTURES ARE TO BE ERECTED OR PLACED ON THE PROPERTY. NO TRAILER, SHACK, GARAGE, BARN OR OTHER OUT BUILDING SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY.
5. NO LOT (EXCEPT FOR LOT NO. 23) SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING. STORAGE BUILDINGS AND OTHER BUILDINGS INCIDENTAL TO THE RESIDENTIAL USE OF THE LOT MUST BE ADJACENT TO THE SINGLE FAMILY DWELLING ALREADY OWNED BY A RESIDENT OF THE BERGERON ADDITION PHASE II SUBDIVISION.
6. ALL ELECTRICAL SERVICE TO THE PROPERTY SHALL BE INSTALLED UNDERGROUND.