

side lot line than a distance equal to 10% of the width of the lot measured at the building setback line.

2. No detached garage or other outbuilding shall be nearer than 75 feet from the front lot line nor nearer than 5 feet from any side or rear lot line.

3. No wall, fence or hedge shall be erected across or along the front of any lot and nearer to the front lot line than the building setback line having a height of more than 3 feet.

4. No lot shall be recut without first obtaining the written permission of the Architectural Committee created under Article III thereof.

5. Nothing herein contained shall be construed to prohibit the use of more than one lot or of portions of one or more lots as a single residential building site, provided said site is not in violation of the restrictions as to lot width and provided said site faces as required by these restrictions and the recorded Plat.

6. No one-story, split-level or story and a-half residence shall be constructed on any numbered lot containing less than 2400 square feet of floor space. In computing the square footage of any split-level residence, credit shall be given for one-half the square footage of any basement which is finished and heated. In computing the square footage of any story and a-half residence, no credit shall be given for the area above the ground floor. No two-story residence shall be constructed on any numbered lot containing less than 1600 square feet of floor space on the ground floor nor less than 1200 square feet of floor space on the second floor. In computing the area under this Paragraph, all basements (except split-levels), porches, carports, garages and breezeways shall be excluded and only heated areas shall be counted toward the above minimum area requirements.

7. No residence more than two stories in height shall be erected upon any numbered lot.

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