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II. SETBACKS, LOCATION AND SIZE OF IMPROVEMENTS AND LOTS.

1. No building shall be erected on any lot nearer to the front lot line than the building setback line as shown on the recorded plat and any such building shall face toward the front line of the lot except that buildings to be constructed on corner lots may face the intersection. No residence shall be nearer to any side lot line than a distance equal to 10% of the width of the lot measured at the building setback line or 10 feet, whichever is greater.

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. The detached building must conform in general appearance to the main dwelling, and its design must be approved by the Architectural Committee.

3. No wall, fence or hedge shall be erected across or along the front of any lot nearer to the front lot line than the building setback line with the sole exception of a decorative fence or hedge at lot corners and driveway corners not to exceed a height of three feet. Fences and walls on corner lots shall not be nearer to the side street than the building side setback line. All fence designs must be approved by the Architectural Committee.

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

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 unit, provided, written approval thereof shall first be obtained from the Architectural Committee and, provided further, said site faces as required by these restrictions and the recorded plat.

6. The following minimum floor space required shall apply to all numbered lots included herein. In calculating the minimum floor space there shall be included the heated area of the residence. Porches, garages and breezeways and unfinished basements shall be excluded from the calculation.