

garages and breezeways shall be excluded from the calculation.

One story residence	1,600 square feet
Two story residence	1,800 square feet
One & One-half story residence	1,800 square feet
Split-Level, Tri-Level and Split Foyer	1,800 square feet provided basement area is heated and all utilities are roughed in.

Basement residences having a full basement shall contain a minimum of 1,600 square feet on the main level. Basement residences having less than a full basement shall contain a minimum of 1,600 square feet on the main level. On basement residences, the basement areas of said homes may be left unfinished if the area is heated and all utilities are roughed in.

3.7 No detached garage or no other detached outbuilding more than one story in height shall be erected upon any numbered lot. No attached garage shall be erected containing more than one story in height unless there is a room above the said garage area.

IV.

ARCHITECTURAL COMMITTEE

4.1 The Architectural Committee shall be composed of Mills H. Hughey, Jr. Ronald D. Taylor and Clifton G. Rickard. In the event of the failure or inability, for any reason, of a member to act, the vacancy created shall be filled temporarily or permanently, as necessary, by the remaining member(s) of the Committee. Two members shall constitute a quorum and a vote of the two members is necessary to transact any business of the Committee.

4.2 No improvements shall be erected, placed, altered or changed on any lot in this subdivision until and unless the building plans, specifications and plot showing the proposed type of construction, exterior design and location of such residence have been approved in writing by the Architectural Committee. In addition, a landscape development plan must likewise be submitted to and approved by the Architectural Committee showing the location of proposed fences, boundary or patio walls, driveways and parking areas, hedges, shrubbery or trees shall not be of such a height so as to block the view of the dwelling from the street.

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