

SETBACKS, LOCATIONS AND SIZE OF IMPROVEMENTS AND LOTS

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 ten (10) per cent of the width of the lot measured at the building setback line or ten (10) feet, whichever is greater.

A common wall not to exceed eighteen (18) inches in height and to be constructed of rock, concrete or brick at the developers discretion is to be constructed between each lot on the joint lot line. Except as constructed by the developer, no wall, fence, or hedge shall be erected without the prior written permission of the Homeowners Association.

No lots shall be recut without first obtaining the written permission of the Homeowners Association.

No dwelling having less than 1,200 square feet of floor space shall be erected on any lot. In calculating the minimum floor space there shall be included the heated area of the residence and porches, garages, breezeways and unfinished basements shall be excluded from the calculation.

Property owners will be required to keep tall shrubbery or hedges trimmed to reasonable limits where air circulation or view from surrounding property may be adversely affected or where traffic hazards may be created.

No vehicles shall remain abandoned on any property or street in this subdivision and should the same be abandoned or unattended for seven days the same shall be removed and stored at the expense of the owner. All motor vehicles belonging to property owners in this subdivision shall maintain a current license tag.

USES PERMITTED AND PROHIBITED

All numbered lots shall be used exclusively for single family residential dwellings.

No trailer, tent, shack, tree house, garage, barn or other structure of a temporary nature or any outbuilding shall be erected upon any lot at any time without the written permission of the Homeowners Association. No camping trailer, boats, motor homes and/or similar equipment used for the personal enjoyment of a resident of a lot may be parked on a lot unless previously approved in writing by the Homeowners Association.

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