

to any other lot owner. In no event may the committee approve or ratify a violation of the front setback line of more than 5 feet or of the main building side line restriction or more than 4 feet or of the restrictions as to building size imposed by Section 11, Paragraph 7. The approval or ratification by the committee in accordance with this paragraph shall be binding on all persons.

IV. Easements

1. An easement is reserved over all rear and side lot lines, 5 feet in width on each side of the lot lines, for drainage purposes. In addition to the above easements, any drainage easements as shown on the recorded plat, are also reserved.

V. Miscellaneous

1. No sign shall be permitted on any single family residential lots except that a single sign offering property for sale or for rent may be placed on any such lot provided such sign is not more than 20 inches wide by 20 inches high.

2. Names or numbers painted on mailboxes and/or any other house numbers will be painted in a professional manner.

*M. R. S.
C. H. S.
A. B. S.
E. D. M.*

B - TWO FAMILY DWELLINGS

I. Uses Permitted and Prohibited

1. Lots Nos. 21 and 22 may be used for two-family dwellings and/or for single family dwellings.

2. Paragraphs 2 through 6 of I. - Uses Permitted and Prohibited in A - Single Family Dwellings are adopted and incorporated by reference as applicable to the Two-Family Dwelling area of Schwiers Garden.

J.M.

II. Setbacks, Location and Size of Improvement and Lots

1. Paragraphs 1 through 6, 8 and 9 of II. Setbacks, Location and Size of Improvement and Lots in A - Single Family Dwellings are adopted and incorporated by reference as applicable to the Two-Family Dwelling area of Schwiers Garden.

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