

(9) Particular care must be given to the design and location of carports or garages. They must be located away from the principal street of the house so that the main view of the house from the street will not be directly into such a carport or garage.

SET BACKS, LOCATION AND SIZE OF IMPROVEMENTS
AND OF BUILDING PLOTS

(1) No building shall be erected on any lot nearer to the front lot line than 40 feet except on corner lots where this may be reduced by the Architectural Committee hereinafter provided for. All set back lines must have the express approval in writing of the Architectural Committee. Any such building shall face toward the front line of the lot except that buildings to be constructed on corner lots shall face in the direction designated by the Architectural Committee. No residence shall be erected nearer than 12 feet to any side lot line.

(2) Any detached garage or other outbuilding erected shall be at least 75 feet from the front lot line and no nearer than 5 feet to 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 set back line having a height of more than three feet and any such wall, fence or hedge proposed to be erected or placed on any such lot, whether as part of the original residence design or a later addition, must receive the approval in writing of the Architectural Committee.

(4) No building site shall have a width of less than 100 feet at a 40 foot set back line, nor shall it have less than

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