

III

SETBACKS, LOCATIONS, SIZE, AND NATURE 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 shall face in the direction designated by arrows on said plat. No residence constructed after the recording of these protective covenants and restrictions shall be nearer than eight (8) feet to any side lot line.

2. No detached garage or other outbuilding shall be nearer than seventy-five (75) feet from the front lot line nor nearer than five (5) feet from 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 setback line having a height of more than three (3) feet.

4. No lot shall be recut so as to face in any direction other than as shown on the recorded Plat.

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 building site, provided said site is not in violation of the restrictions as to lot width and provided said site faces as required by these restrictions and the recorded Plat.
(See Article V)

6. No residence shall be constructed on lots numbered 43 through 49, inclusive, containing less than one thousand two hundred (1,200) square feet of floor space, exclusive of porches, garages, and breezeways.

7. No residence more than two (2) stories in height shall

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