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Split level, tri-levels and split foyer homes shall contain a minimum of 1,800 square feet. The basement areas of said homes may be left unfinished if the area is heated and all utilities are roughed in.

Basement residences having a full basement shall contain a minimum of 1,450 square feet on the main level. Basement residences having less than a full basement shall contain a minimum of 1,550 square feet on the main level. On basement residences, the basement areas of said homes may be left unfinished and it will be not be necessary for the area to be heated nor will it be necessary for any utilities to be 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.

4.1 The Architectural Committee shall be composed of Ned R. Arndt, Mills H. Hughey 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.

4.3 In order to prevent duplication of buildings or improvements to be constructed in this subdivision, the Architectural Committee is vested with full authority to approve or disapprove plans for the construction of any building or improvement with its major features so similar to an existing building or improvements as to be considered a substantial duplication thereof in the discretion of the Committee. The Architectural Committee shall further have the right to refuse to approve any such plans, specifications, plot plans or landscape plans which in its opinion and discretion are not suitable or desirable and in so passing upon such plans, specifications, plot plans or landscape plans, the Committee shall take into consideration the suitability of the proposed building