

74. NO WALL, FENCE OR HEDGE SHALL BE ERECTED BETWEEN THE BUILDING SETBACK LINE AND THE FRONT LOT LINE, HAVING A HEIGHT OF MORE THAN 3 FT., EXCEPT FOR WALLS, FENCES OR HEDGES WHICH MAY BE AN INTEGRAL PART OF THE RESIDENCE, OR OTHERWISE ESSENTIAL TO THE DESIGN OF THE HOUSE, WHEN APPROVED BY THE ARCHITECTURAL COMMITTEE. ANY SUCH WALL OR FENCING WITHIN THE ABOVE AREA MUST BE OF ATTRACTIVE AND DURABLE MATERIALS, WITH BARBED WIRE, FIELD FENCING (HOG WIRE), POULTRY WIRE AND SIMILAR TYPES, BEING PROHIBITED.

### III. DWELLING SIZE.

1. NO ONE-STORY RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT CONTAINING LESS THAN 1700 SQUARE FEET OF FLOOR SPACE, EXCLUSIVE OF PORCHES, GARAGES, CARPORTS, PATIOS, BREEZEWAYS AND BASEMENTS.
2. SIZE REQUIREMENTS FOR SPLIT LEVEL RESIDENCES ARE THE SAME AS FOR ONE-STORY RESIDENCES ABOVE, EXCEPT THAT CREDIT SHALL BE GIVEN FOR ONE-HALF THE SQUARE FOOTAGE OF ANY BASEMENT WHICH IS FINISHED AND HEATED.
3. ONE AND A HALF, TWO OR TWO AND A HALF STORY RESIDENCES SHALL NOT CONTAIN LESS THAN 1200 SQUARE FEET OF FLOOR SPACE ON THE GROUND FLOOR, NOR LESS THAN 600 SQUARE FEET ON THE SECOND FLOOR LEVEL, EXCLUSIVE OF PORCHES, GARAGES, CARPORTS, PATIOS, BREEZEWAYS AND BASEMENTS.

### IV. BUILDING LOCATION.

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 SHALL BE NEARER THAN TEN PERCENT OF THE LOT WIDTH AT THE BUILDING SETBACK LINE TO ANY SIDE OF LOT LINE.
2. NO <sup>DETACHED</sup> BUILDING, GARAGE OR OTHER OUTBUILDING SHALL BE NEARER THAN 75 FEET FROM THE FRONT LOT LINE OR NEARER THAN 10 FEET FROM ANY SIDE ON REAR LOT LINE.
3. NO LOT SHALL BE RE-cut SO AS TO FACE IN ANY DIRECTION OTHER THAN AS SHOWN ON THE RECORDED PLAT.

### V. LOT AREA AND WIDTH.

1. NO RESIDENTIAL LOT SHALL BE RE-cut SO AS TO HAVE A WIDTH OF LESS THAN 100 FEET AT THE BUILDING LINE. NOTHING HEREIN SHALL BE CONSTRUED TO PROHIBIT THE USE OF MORE THAN ONE LOT 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. NO LOT OR LOTS SHALL BE SUBDIVIDED SO AS TO INCREASE THE TOTAL NUMBER OF LOTS SHOWN ON THE RECORDED PLAT.

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