

5. The ground floor area of the main structure, exclusive of one story open porches and garages located on a plot fronting on the lake shall not be less than 2,500 square feet in the case of a one-story structure nor less than 1,800 square feet on the first floor in the case of a one and one-half, two or two and one-half story structure.

The ground floor area of the main structure, exclusive of one story open porches and garages on all other plots, shall be not less than 2,000 square feet in the case of a one-story structure nor less than 1,500 square feet on the first floor in the case of a one and one-half, two or two and one-half story structure.

6. No residential plot shall have a frontage of less than 150 feet on a public street unless said plot has an area in excess of one and one-half acres.

7. No building shall be located nearer to the adjoining street or streets than 75 feet. No building shall be located nearer than 75 feet to the lake. No building shall be located nearer to any side or rear lot line than 25 feet. The main structure erected on any plot shall face the street on which such plot faces but the committee provided in paragraph 2 hereof may permit said main structure to face the lake on a plot having lake frontage.

8. A five foot easement is reserved along all lot lines for drainage and utility installation and maintenance; provided, however, that when more than one lot shall be used as a site for only one residence, the aforesaid five foot easement shall apply only with respect to the exterior side and rear lines of such consolidated lot.

9. No surface closet shall ever be used on any portion of any of said plots; until such time as public sewerage disposal facilities shall be available, all sewerage disposal shall be by