

erected or displayed thereon, except such signs as are hereinafter permitted. No part of any structure therein shall be used for the purposes of renting rooms therein or as a boarding house, hotel, motel, tourist or motor court or for transient accommodations. No duplex residence, garage apartment or apartment house shall be erected or permitted to remain on any Numbered Lot in the Residential Area, and no structure at any time therein shall be converted into a duplex residence, garage apartment or apartment house.

2.4 Street Obstructions. No fence, wall, hedge, shrub, bush, tree or other object, natural or artificial, shall be placed or located on any Numbered Lot if the location of the same will obstruct the vision of any motorist upon any street or avenue shown on the Plat.

2.5 Walls and Fences. Except as set forth in Paragraph 2.4 above and Paragraph 2.9 below and subject to the conditions contained in this Paragraph 2.5, walls or fences may be erected to a maximum height of six (6) feet. No walls or fences will be permitted in the yard area between houses and streets; but, shall be limited to side and rear yards only.

2.6 Square Footage Minimums. No residence or dwelling shall be constructed on any Numbered Lot shown on the Plat containing less than 1,050 square feet of floor space, exclusive of porches, screened and un-screened, garages and breezeways. No story and one-half residence, two-story residence or split-level residence shall be constructed on any Numbered Lot containing less than 1,150 square feet of floor space exclusive of porches, screened and un-screened, garages and breezeways. Minor deviations from the requirements of this Paragraph may be granted by the Developer during development.

2.7 Utility Areas. No pens, yards or houses for pets, above-ground storage of construction materials, coal, oil or other fuels, clothes racks and clothes lines, clothes washing and drying equipment, laundry rooms, tool shops, workshops, garbage and trash cans and receptacles, detached garages, above-ground exterior air conditioning and heating equipment, children's playhouses, lawn maintenance equipment or other mechanical and household equipment or any other structures and objects as determined by the Developer to be of an unsightly nature and appearance shall be placed or permitted to remain upon any numbered lot.

2.8 Setback Lines. No building shall be erected on any Numbered Lot nearer to the front lot line than the building Setback Line as shown on the recorded Plat. No residence shall be constructed nearer than 10 feet to any side lot line.

2.9 Fences, walls and hedges. Except for driveways and walkways, no fence, hedge, wall or any other type of permanent structure or Utility Areas, or any part of the same, shall be erected, placed or allowed to remain in the area of any Numbered Lot lying between the front building Setback Line as shown on any Plat referred to in these covenants and restrictions and the edge of any street or avenue.

2.10 Used Structures. No used buildings or structures shall be placed or permitted to remain upon the Real Property.

2.11 Signs and Advertising. No sign or any character shall be displayed or placed upon any Numbered Lot, except "for rent" or "for sale"

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