

without the approval of any purchaser or transferee of the Developer by filing of record of a Supplementary Declaration of Covenants and Restrictions with respect to the additional property, which shall automatically extend the scheme of the Covenants and Restrictions of this Declaration to such property. Such Supplementary Declaration may contain such additions and modifications of these Covenants as may be necessary to reflect the different character of added properties, but in no event shall such supplementary declaration revoke, modify or add to the covenants established by this Declaration within the existing property as hereinabove described in Paragraph 1.1.

1.3 Residential Area. All Numbered Lots shown on the aforementioned recorded plan, hereinafter referred to collectively as the "Residential Area", are hereby set aside for use only for single family residential dwellings upon the terms and conditions hereinafter provided applicable thereto.

1.4 Recreational Area. All areas on the plat (excluding Residential areas) specifically designated as the "Recreational Area" are hereby set aside for use for private recreational and beautification purposes and other uses connected herewith, upon the terms and conditions hereinafter provided applicable thereto. All streams shown in the Recreational Area as above defined shall be deemed a part thereof. This shall include any medians or cul-de-sac areas which may now exist or in the future be added.

1.5 Existing Structures. In the event these Covenants shall be extended to additional Real Property, including existing subdivided and restricted subdivisions, all then existing structures and uses thereon shall not be affected by the terms thereof, but shall be deemed in compliance herewith, but this shall not apply to future structures and uses, or the alteration of existing structures, which shall be constructed, sold, transferred and occupied only in accordance with the terms hereof.

1.6 Conflict with Zoning Statutes. In the event of any conflict with the provisions hereof with any zoning ordinance or statute, or subdivision law or regulation, in effect on the date of recording of these Covenants, which would require a more stringent or strict standard, regulation or use than required herein, then the terms, conditions and requirements of such more stringent zoning or subdivision law, statute or ordinance shall prevail.

ARTICLE II

USES PERMITTED AND PROHIBITED IN RESIDENTIAL AREA

The uses permitted and prohibited and the terms, conditions and limitations hereinafter set forth in this Article II, Paragraph 2.1 through 2.37 shall apply only to the areas defined as "Numbered Lots" in the "Residential Area" under the terms of Article I, Section 1.3 above, except where specifically provided to the contrary in Article VIII, hereinafter set forth.

2.1 Numbered Lots. The term "Numbered Lot" as used herein shall refer to the numbered lot as shown on the Plat in the Residential Area. A Numbered Lot shall also be construed to mean all or part of a lot or lots shown on the Plat and may consist of one or more contiguous platted lots, all or part of the one platted lot and a part of a contiguous platted lot or lots or any other combination of contiguous parts of