

restricted subdivisions, all then existing and structures and uses thereon shall not be affected by the terms hereof, 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.

1.5 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 2.28 shall apply only to the areas defined as "Numbered Lots" in the "Residential Area" under the terms of Article I, Section 1.3 above.

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 platted lots which shall form an integral unit of land suitable for use as a residential building site provided such lot extends from any street to an existing rear property line as shown on the Plat, provided, however, a resubdivided Numbered Lot as herein defined shall have such area and total square footage, and such a continuous frontage on any street.

2.2 Use for Single Family Residence. All Numbered Lots as herein defined shall be used exclusively for a single family residence and for residential or domestic purposes connected therewith not specifically prohibited by the terms of the covenants and restrictions.

2.3 Business Prohibited. No structure at any time situate on the Real Property shall be used for any business, commercial, amusement, hospital, sanitarium, school, clubhouse, religious, charitable, philanthropic or manufacturing purposes, except that this provision shall not apply to professional offices, and no billboards or advertising signs of any kind shall be 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

