

7. No animals shall be kept, maintained or quartered on any lot except that cats, dogs and caged birds may be kept in reasonable numbers as pets for the pleasure of the occupants.

II. SETBACKS, LOCATION AND SIZE OF IMPROVEMENTS AND LOTS.

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 plats and any such building shall face toward the front line of the lot except that buildings to be constructed on corner lots may face either street or the intersection line. No residence shall be nearer to any side lot line than a distance equal to ten per cent (10%) of the width of the lot measured at the building setback line or ten (10) feet, whichever is greater.

2. No detached garage or other outbuildings shall be nearer than seventy-five (75) feet from the front lot line or nearer than five (5) feet from any side or rear lot line.

3. No wall, fence or hedge shall be erected across the front of any lot nearer to the front lot line than the building setback line and any such wall, fence or hedge shall not be over three (3) feet in height.

4. No lot shall be recut without first obtaining the written permission of the Architectural Committee created under Article III hereof.

5. Nothing herein contained shall be construed to prohibit the use of more than one lot or of portions of one or more lots as a single family residential unit, provided written approval thereof shall first be obtained from the Architectural Committee and, provided further, said site faces as required by these restrictions and the recorded plat.

6. The following minimum floor space required shall apply to all numbered lots. In calculating the minimum floor space there shall be included the heated area of the residence. Porches, garages and breezeways and unfinished basements shall be excluded from the calculation.

One store residences	1250 square feet
One and one-half and two story residences (of which at least 750 square feet of heated area shall be on the main floor)	1450 square feet
Basement, split level and split foyer residences (1100 square feet of which shall be on the main level)	1450 square feet

