

of the lot. No residence shall be erected nearer than 8 feet to any side lot line.

(2) Any detached garage or other outbuilding erected shall be at least 75 feet from the front lot line and no nearer than 5 feet to any side or rear lot line.

(3) No inoperative vehicles shall be allowed to remain on any lot at any time. No school bus shall be allowed to park overnight on any lot unless it is garaged.

(4) No wall, fence or hedge shall be erected across or along the front of any lot and nearer to the front lot line than the building set-back line having a height of more than three feet, nor shall any wall, fence, or hedge having a height of more than three feet be constructed on any corner lot that would extend any closer to the street than the front building line of any adjacent lot. Any such wall, fence, or hedge proposed to be erected or placed on any such lot whether as part of the architect's residence design or later addition must receive the approval in writing of the Architectural Committee.

(5) No building site shall have a width of less than 80 feet at a 40 foot set back line.

(6) No lot shall be recut so as to face in any direction other than as shown on the recorded plat nor shall it be recut so as to make any building site smaller than is provided for in paragraph (5) above.

(7) Nothing contained herein shall be construed to prohibit the use of more than one lot or of portions of one or more lots as a single residential building site provided such site has a lot width of not less than 80 feet at a 40 foot set back line, and provided said site faces as required by these restrictions and the recorded plat.

(8) No one-story, split-level or story-and-a-half residence shall be constructed containing less than 1,100 square feet of floor space exclusive of porches, garages and breezeways. In computing the square footage of any split-level residence credit shall be given for one-half the square footage of any basement which is finished and heated. No two-story residence shall be erected containing less than 700 square feet of floor space on the ground floor nor less than 500 square feet of floor space on the second floor exclusive of porches, garages and breezeways. Exceptions to these limitations may be granted

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