

known and described as residential lots and shall be used exclusively for single family residential dwellings.

Section 2. No Lot shall be recut without first obtaining the written permission of the Committee created under Article III hereof.

Section 3. 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 residential unit, provided, written approval thereof shall first be obtained from the Committee and, provided further, said dwelling unit faces as required by these Restrictions and the recorded plat.

Section 4. The front of all residences shall face the Street along which the front Lot Line or building line is marked on the recorded plat. Residences on corner Lots or irregularly shaped Lots shall face the direction determined and established in each instance by the Committee in the exercise of its discretion.

Section 5. No garage, carport, or other outbuilding more than two stories in height shall be erected upon any Lot. The entrance to a garage shall not face the street or be cater-cornered thereto unless it has doors sheltering the interior or contents from view of the public on the Street, said doors shall be kept closed at all times except as necessary for the exit and entrance of vehicles. The entrance to all carports shall face the rear or the side of the lot, except on corner lots in which case the entrance must be from the rear or non-street side.

Section 6. The wall of each building or structure facing the zero lot line as designated on the aforementioned plat must be a blind wall with no windows or other openings allowing a view to be permitted.

Section 7. Construction of new buildings only shall be permitted, it being an intent of this covenant to prohibit the moving onto a Lot of any existing building or other structure and remodeling or converting same into a Dwelling Unit or other enclosed building.

ARTICLE VIII.

MINIMUM FLOOR AREA

The minimum floor space required on all numbered Lots in Phase IX, Section II A shall be as follows:

- (a) one story residence 1100 sq. ft.
- (b) two story residence 1350 sq. ft.
(at least 675 square feet of heated living area shall be on the main level)

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