

4100-587

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 plat and any such building shall face toward the front line of the lot, unless exception made by Architectural Committee due to topography, except that building 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 outbuilding shall be erected on any lot.

3. No wall, fence or hedge shall be erected across or along the front of any lot with the exception of retaining walls which shall be brick, rock or treated timbers. Fences shall be erected in the back yard only and shall be chain-link or wood.

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 residential unit, provided written approval thereof shall first be obtained from the Architectural Committee and provided further that the 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 story residences	2,200 square feet
One and one-half and two story residences	2,600 square feet
Tri level residences	2,400 square feet

7. Private swimming pools must be approved by the Architectural Committee created under Article III hereof.

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