Section 2. "Subdivision" shall mean the division or redivision of any portion of Phase IV, Sections I & II into two or more Lots for the purpose, whether immediate or future, of sale or development.

Section 3. "Lot" shall mean and refer to any numbered plot of land (a single dwelling site) shown upon any subdivision plat or map within Phase IV, Sections I & II.

Section 4. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot, including contract sellers but excluding those having such interest merely as security for the performance of an obligation.

Section 5. "Resident" shall mean and refer to any and all persons actually occupying a dwelling unit whether or not said person or persons are the owner(s) of the dwelling unit.

Section 6. "Easement" shall mean and refer to any area of land shown or recorded on any subdivision plat or map which is expressly devoted to use for drainage, utilities, access or other service purpose, said areas restricted in use as is necessary to protect their essential purposes.

Section 7. "Street" shall mean and refer to any land within a right-of-way dedicated to the public for use as a public street.

Section 8. "Front Lot Line" shall mean and refer to the property boundary line of any Lot abutting and lying parallel to a Street and separating the Lot from a Street right-of-way.

Section 9. "Front Yard" shall mean and refer to that area on any Lot lying between the Front Lot Line and front building set back line as established on a final subdivision plat or otherwise established by ordinance or by these restrictions.

Section 10. "Side Lot Line" shall mean and refer to the property boundary line of any Lot which is not a Front Lot Line but extends to and intersects with a Front Lot Line.

Section 11. "Side Yard" shall mean and refer to that area on any lot lying between the Side Lot Line and sidebuilding set back line as established on a final subdivision plat or otherwise established by ordinance or by these restrictions.