

Section 3. No building shall be located nearer to the front lot line nor nearer to the side street line than the building setback line shown on the recorded plat. In any event no building shall be located on any residential plot nearer than 20 feet to any side street line. All residences shall face toward the front of the lot with the exception of the corner lots on which the facing of the residence is indicated by an arrow as shown on the recorded plat. No building shall be located nearer than 10 feet nor nearer than 10 per cent of the average width of the lot, whichever is greater, to any inside lot line, except one-story detached garages and other outbuildings which shall not be located nearer than 75 feet to the front lot line nor nearer than five feet to any side or rear lot line. The architectural committee designated in Article VI shall have authority to waive the requirements of this paragraph and the requirements of the recorded plat as the same pertain thereto, provided such violation does not exceed ten (10%) per cent.

Section 4. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

Section 5. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

Section 6. The following floor space requirements shall apply to all residences in this subdivision. In calculating the minimum floor space requirement there shall be included only the heated area of such residence. Porches, garages, and breezeways shall be excluded from the calculation.

One story residences	2,000 square feet
Two story residences	2,400 square feet
One and one-half story residences (of which at least 1,600 square feet of heated area shall be on the main floor.)	2,400 square feet

Split level residences shall have a minimum of 2,400 square feet, 1,600 square feet of which shall be on the main and upper level.