

affected or where traffic hazards may be created.

10. Provisions must be made by the property owners for off street parking of cars belonging to domestic servants as the parking of such cars on street right-of-way for long periods of time during the day and night will not be permitted.

11. Particular care must be given to the design and location of carports or garages. Carports are to be at the side or rear of the house and a wall closure across the front. Home owners should also keep their garage doors closed at all times.

### III.

#### 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 except that buildings to be constructed on corner lots shall face in the direction designated by the Architectural Committee. No residence shall be nearer to any side lot line than a distance equal to 10% of the width of the lot measured at the building setback line but in no event shall any residence be less than 12 feet from the 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 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 setback line having a height of more than three feet and any such wall, fence or hedge proposed to be erected or placed on any such lot, whether as part of the original residence design or a later addition, must receive the approval in writing of the Architectural Committee.

4. No numbered lots in this subdivision shall be recut so as to face any direction other than as shown on the recorded plat hereinabove referred to, nor shall any of said lots be resubdivided so as to recreate an additional building lot. This provision is not intended to prevent cutting off a small portion or portions of any lot for the purpose of conveying the same to an adjoining lot owner.

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

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