

outbuildings permitted by this Declaration, then while so owned and used, the side lines and the rear lines of such site shall for purposes of this paragraph VI be deemed to be the side lot line and the rear lot line of such site.

VII

USES PERMITTED

1. No single family dwelling having a ground floor square foot area (exclusive of porches, terraces, porticoes, patios, garages and carports) of less than one thousand (1,000) square feet shall be erected, constructed or maintained upon the property.
2. Unless and until written authorization shall be obtained from the Declarant, no residence, building, outbuilding, garage or other structure shall be constructed of any material except new material. No previously constructed structure shall be moved to said premises from another location.
3. No dwelling house shall be erected without providing a parking space or spaces consisting of a durable surfaced area enclosed in a dwelling, in an outbuilding, or unenclosed sufficient in size to store at least one standard automobile exclusive of a surfaced driveway connecting the parking space with a street and permitting ingress and egress of an automobile.

VIII

LOTS

Not more than one (1) dwelling unit shall be erected, constructed or maintained upon any one lot. No building site shall consist of less land than is contained in one of the lots in the section in which said site is located. No resubdivision shall be permitted except as aforesaid.

IX

STREETS, EASEMENTS, RESERVATIONS,
RIGHTS OF WAY AND ADDITIONAL RESTRICTIONS

1. No title to land in any street is intended to be conveyed or shall be conveyed to the grantee under any deed or to the purchaser under any contract to purchase unless expressly so provided in such deed or contract to purchase.
2. Easements, reservations and rights of way may be reserved by Declarant.

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