

Upon all other lots.

1. One story buildings shall have a minimum floor area exclusive of basements, cellars, porches, and garage of not less than 1,000 square feet.
  2. One and one-half and two story buildings shall have a minimum first floor area excluding basements, cellars, porches, and garages of not less than 900 square feet, and an aggregate area of both stories exclusive of basement, cellars, porches and garages of not less than 1,500 square feet.
- G. Easements. - Easements for installation and maintenance of utilities, drainage facilities, and other purposes are reserved as shown on the recorded plat and over the rear five feet of each lot.
- H. Park Area Restrictions. - Upon the areas indicated as reserved for park purposes, upon said plat, no structure shall be constructed or maintained except for recreational and community purposes; and no use shall be made of such land except for recreational and community purposes. No commercial use or activity shall be permitted upon such land.
- I. Architectural Control. - No building shall be erected, placed, or altered on any lot and within the park until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in Article IV.
- J. Waiver of Setback Requirements. - The architectural control committee, as set forth in Article IV, may waive the minimum required setback from a street right-of-way line to be not less than 25 feet; may waive the minimum required side yard to be not less than 5 feet; and may waive the required orientation of the principal building upon corner lots when, in the opinion of the committee, the topography of a lot is such as to make