

No property other than that described above shall be deemed subject to this declaration, unless and until specifically made subject thereto.

The Declarant may, from time to time, subject additional real property to the conditions, reservations, covenants, restrictions, liens and charges herein set forth by appropriate reference thereto.

#### CLAUSE II

##### GENERAL PURPOSE OF CONDITIONS

The real property described in Clause I hereof is subjected to the covenants, restrictions, conditions, reservations, liens and charges hereby declared to insure the best use and the most appropriate development and improvement of each building site thereof; to protect to owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve, so far as practical, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures, and structures built of improper or unsuitable material; to obtain harmonious color schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes thereon, with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and in general, to provide adequately for a high type and quality of improvements in said property and thereby to enhance the values of investments made by purchasers of building sites therein.

(A) All building sites in the tract shall be known and described as residential building sites. No structures shall be erected, altered, placed, used, or permitted to remain on any building site other than one detached single family dwelling not to exceed two and one-half stories in height, a private garage for not more than three cars, guest house, servants' quarters, and other outbuildings incidental to residential use of the premises.

(B) No building shall be erected, placed, or altered on any of the premises in said development until the building plans, specifications, and plat plan showing the location of such building have been approved in writing as to conformity with these restrictions, conformity