

F. Dwelling, Single Family - A building designed and used for occupancy by one family.

G. Family - A group of one or more persons occupying a premises and living as a single housekeeping unit as distinguished from a group occupying an apartment house or duplex.

H. Garage - An Accessory Building designed or used for the storage of not more than three motor-driven vehicles owned and used by the occupants of the building to which it is accessory,

I. Lot - A parcel of land occupied or intended for occupancy by one main building together with its accessory buildings having its principal frontage upon a street.

J. Lot Lines - The line bounding a lot.

K. Story - That portion of a building, other than a cellar, included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above it.

L. Structure - Anything constructed or erected, the use of which requires permanent location on the ground, or attached to something having a permanent location on the ground.

M. Trailer - Any structure used for living, sleeping, business or storage purposes, having no foundation other than wheels, clocks, jacks, skids, horses or skirting and which has been, or reasonably may be, equipped with wheels or other devices for transporting the structure from place to place, whether by motive power or otherwise.

N. Yard - An open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein.

O. Yard, Front - A yard extending across the front of a lot between the side yard lines and being the minimum horizontal distance between the street line and the main building or any projection thereof, other than steps, unenclosed balconies and unenclosed porches. Corner lots shall have a front yard on all sides of the lot contiguous to a street right-of-way.

P. Yard, Rear - A yard extending across the rear of a lot measured between lot lines and being the minimum horizontal distance between the rear lot line and the rear of the main building or any projections other than steps, unenclosed balconies or unenclosed porches.

Q. Yard, Side - A yard between a principal building and any accessory building attached thereto and the side line of the lot and being the minimum horizontal distance between the side lot line and the building structure.

Article II. Effect of Covenants and Enforcement. The real property as shown on the plat, reference to which has heretofore been made, shall be held, used, conveyed, transferred, and sold subject to the restrictions, covenants, reservations, and easements herein set forth. These covenants and conditions shall be binding on all parties and all persons claiming under them, and are to run with the land for a period of thirty-five years from their effective