

- B. Height - No building shall exceed two stories or twenty-eight feet in height.
- C. Yards:
1. Front Yards - No building or structure shall be located closer to any street right-of-way than thirty-five (35) feet, except as hereinafter provided. There shall be a front yard on all sides of a corner lot contiguous to a street right-of-way.
  2. Side Yard - No building or structure including attached garages and car ports shall be located closer to any side lot line, not also a street right-of-way line, than ten (10) feet, except as hereinafter provided.
  3. Rear Yards - No principal building shall be located closer to the rear lot line than 25 feet.
  4. Detached Garages and Accessory Buildings - No detached garage or accessory building shall be located closer to the front lot line than is the rear of the principal building or 75 feet, whichever may be greater. No detached garage or accessory building shall be located closer to any other lot line, not also a street right-of-way line, than 3 feet.
- D. Resubdividing or changing of lot lines - Lots shall not be resubdivided, nor shall lot lines be changed so as to decrease in either width or area any lot as shown on said plat.
- E. Density of Population - There shall be no more than one principal building and its accessory building upon each lot. No more than one family shall occupy a dwelling at any one time.
- F. Size of Buildings - There shall be no dwellings constructed within said subdivision having less than the minimum floor area as follows:
1. One story buildings shall have a minimum floor area exclusive of basements, cellars, porches, and garage of not less than 1,200 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 1,800 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. 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

(Continued on next page)