

(d) No trailer shall be occupied upon any lot for sleeping or dwelling purposes. No signs or bulletin boards shall be permitted on any lot except when used in connection with the sale of said lot or when used by contractors during the period of construction of building upon a lot. No animals, livestock, or poultry of any kind, other than house pets and personal riding horses or ponies, shall be kept or maintained on any part of said property. This shall not be construed so as to permit any animals, livestock, or poultry, even though house pets, that are kept to be bred, or maintained for any commercial purpose. No noxious or offensive activity shall be carried on, nor shall anything be done which may be or become any annoyance or nuisance to the neighborhood. No party shall cause or do by either omission or commission anything that hinders or destroys the usefulness of, or function of any spring, branch, drainage easement, or recreational area.

B. Height. No building shall exceed two stories or twenty-eight feet in height.

C. Yards. No building or structure shall be located on said lots no closer than the setback lines as shown on said plat heretofore referred to.

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, except the lines of Lot 1, 2 and 3 of Section One. The developers do reserve the right to change the lines of these lots if deemed necessary.

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 in Section One of Fenwick Heights shall have a minimum floor area exclusive of basements, cellars, porches and garage not less than 1,500 square feet.

2. One story buildings in Section Two of Fenwick Heights shall have a minimum floor area exclusive of basement, cellars, porches and garage not less than 1200 square feet.

3. The minimum square footage required in story and half house is the same for the first floor as a one story house. On all tri-level or split-level houses erected in said subdivision 50% credit per square feet will be given for completed and heated spaces on the ground floor of basement level. This shall apply in both Section One and Section Two.

G. Easements. Easements for installation and maintenance of utilities, drainage facilities and other purposes are reserved as shown and referred to on the recorded plat over the rear five feet of each lot and along side lot lines.

H. Architectural Control. No building shall be erected, placed or altered on any lot 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 constructed on any lot nearer to any street than the minimum building set back line unless similarly approved.

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