

- the building setback line as shown on the recorded Plat, and any such building shall face toward the front line of the lot except that buildings to be constructed on corner lots shall face in the direction designated by arrows on said Plat. No residence shall be nearer to a side lot line than ten per cent of the width of the lot at the building line.
2. No detached garage or other outbuildings shall be nearer than 75 feet from the front lot line nor nearer than 5 feet from any side or rear lot line.
 3. No wall, fence, or hedge shall be erected across or along the front of any lot nearer to the front lot line than the building setback line having a height of more than 3 feet.
 4. No lot shall be recut so as to face in any direction other than as shown on the recorded Plat.
 5. No residential lot shall be so recut or created so as to be smaller in size than any lot in the block in which such lot is situated. This subparagraph shall be construed in connection with the ensuing subparagraph.
 6. Nothing herein contained shall be construed to prohibit the use of more than one lot or of portions of one or more lots as a single residential building site, provided said site is not in violation of the restrictions as to lot width and provided said site faces as required by these restrictions and the recorded Plat. In no event shall a residential lot be of greater size than the average of two lots in the block in which the residence is to be constructed.
 7. No one-story, split-level or story and a-half residence shall be constructed on any numbered lot containing less than 1800 square feet of floor space, exclusive of porches, garages and breezeways.
 8. No residence more than two stories in height shall be erected upon any numbered lot.
 9. No garage or other outbuilding more than one story in height shall be erected upon any numbered lot.

III/ Approval of Plans Changes

1. The architectural committee shall be composed of three members with the initial members being John S. Taylor, Sr., August J. Schwiers, Jr. and J. H. Price, Jr. Each member shall be appointed for a period of two years from date but may be