

be erected nearer than 12 feet to any side lot line.

(2) Any detached garage or other outbuilding erected shall be at least 75 feet from the front lot line and no nearer than 5 feet to any side or rear lot line.

(3) No wall, fence or hedge shall be erected across or along the front of any lot and nearer to the front lot line than the building set back line having a height of more than three feet and any such wall, fence or hedge proposed to be erected or placed on any such lot, whether as part of the original residence design or a later addition, must receive the approval in writing of the Architectural Committee.

(4) No building site shall have a width of less than 100 feet at a 40 foot set back line, nor shall it have less than 16,600 square feet.

(5) No lot shall be recut so as to face in any direction other than as is shown on the recorded plat nor shall it be recut so as to make any building site smaller than is provided for herein.

(6) Nothing contained herein 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 such site has a lot width of not less than 100 feet at a 40 foot set back line, has not less than 16,600 square feet, and provided said site faces as required by these restrictions and the recorded plat.

(7) No one-story, split-level or story-and-a-half residence shall be constructed containing less than 2200 square feet of floor space exclusive of porches, garages and breezeways. In computing the square footage of any split-level residence credit shall be given for one-half the square footage of any basement which is finished and heated. In computing the square footage of any story-and-a-half residence, no credit shall be given for the area above the ground floor. No two-story residence