

2. No one-story, split level or story and a half residence shall be constructed on any two-family dwelling lot but as a single family dwelling containing less than 1800 square feet of floor space exclusive of porches, garages and breezeways, or as a two-family dwelling containing less than 1000 square feet of floor space, exclusive of porches, garages and breezeways.

III. Approval of Plans Changes

1. Paragraphs 1 through 6 of III. Approval of Plans Changes in A - Single Family Dwellings are adopted and incorporated by reference as applicable to the Two-Family Dwelling area of Schwiers Garden.

IV. Easements

1. An easement is reserved over the rear and side lot lines, 5 feet in width on each side of the lot lines, for drainage purposes.

V. Miscellaneous

1. Paragraphs 1 and 2 of V. Miscellaneous in A-Single Family Dwellings are adopted and incorporated by reference as applicable to the Two-Family Dwelling area of Schwiers Garden.

M. P. S.
C. H. S.
A. B. S.
E. A. M.

C - FOUR FAMILY DWELLINGS

I. Uses Permitted and Prohibited

1. Lots Nos. 23, 24 and the Howard Lot, as described herein-above, may be used for Four-Family Dwellings and/or Two Family Dwellings and/or Single Family Dwellings.

2. Paragraphs 2 through 6 of I. Uses Permitted and Prohibited in A - Single Family Dwellings are adopted and incorporated by reference as applicable to the Four-Family Dwelling area of Schwiers Garden.

J.P.H.

II. Setbacks, Location and Size of Improvement and Lots

1. Paragraphs 2 through 6, 8 and 9 of II. Setbacks, Location and Size of Improvements and Lots in A-Single Family Dwellings are adopted and incorporated by reference as applicable to the Four-Family Dwelling area of Schwiers Garden.

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