

2. No building shall be erected in the Four-Family Dwelling area nearer to the front line than twenty-five (25) feet of the front line and any such building shall face the front line of the lot. No residence shall be nearer the side lot line than ten (10) per cent of the width of the lot at its most narrow point.

3. No one-story, split-level or story and a half residence shall be constructed on any four-family dwelling lot as a single family dwelling containing less than 1800 square feet of floor space, exclusive of porches, garages and breezeways, as a two-family dwelling containing less than 1000 square feet of floor space, exclusive of porches, garages and breezeways and no one-story, split level, story and a half or two-story residence shall be constructed as a four-family dwelling containing less than 750 square feet of floor space, exclusive of porches, garages, breezeways or entrance halls.

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 Four-Family Dwelling area of Schwiers Garden.

*M. R. S.
C. H. S.
A. B. S.
E. S. M.
J. C. H.*

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 unless two lots be combined and in such case the drainage is waived over side lot lines except for the side lot lines undeveloped.

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 Four-Family Dwelling area of Schwiers Garden.

D - MULTIPLE FAMILY DWELLING

I. Uses Permitted and Prohibited

1. Lots Nos. 1, 3, 11 through 20, 57, 58, 68, 69, 76, 77, 78 and that undeveloped land adjacent to Lots 1, 3, 11 through 20, may be used for Multiple Family Dwellings and/or Four-Family Dwellings and/or Two-Family Dwellings and/or Single Family Dwellings.

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