

II / SETBACKS, LOCATION AND SIZE OF IMPROVEMENTS AND LOTS

1. No building shall be erected on any lot nearer to the front lot line than 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 any side lot line than a distance equal to 10% of the width of the lot measured at the building setback line but in no event shall any residence be less than 12 feet from the side lot line.

2. No detached garage or other outbuilding shall be nearer than 75 feet from the front lot line nor nearer than 12 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 and 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. 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 unit, provided, written approval thereof shall first be obtained from the Architectural Committee and, provided further, said site faces as required by these restrictions and the recorded Plat.

6. (a) The following minimum floor space required shall apply to Lots Numbered: 1 through 7; 14 through 27; 36 through 43; 53 through 58; 63 through 68; 82 through 88; and 96 through 100. In calculating the minimum floor space there shall be included the heated area of the residence. Porches, garages and breezeways shall be excluded from the calculation.

One story residences	2,200 square feet
Two story residences	2,400 square feet

One and one-half story residences	2,600 square feet
-----------------------------------	-------------------

(of which at least 1300 square feet of heated area shall be on the main floor.)

Split level residences shall have a minimum of 2,400 square feet, 2,000 square feet of which shall be on the main and upper level. In calculating the minimum requirement of 2,400 square feet, credit shall be given for one-half of the square footage on the lower or basement level, provided the same is finished and heated.

Basement residences shall have a minimum of 2,400 square feet, 2,000 square feet of which shall be on the main level. In calculating the minimum requirement of 2,400 square feet credit shall be given for one-half of the square footage on the lower or basement level, provided the same is finished and heated.

(b) The following floor space requirements shall apply to Lots Numbered: 8 through 13; 28 through 35; 44 through 52; 59 through 62; 69 through 81; 89 through 95; 101 through 121 and lot 80A. In calculating the minimum floor space there shall be included the heated area of the residence. Porches, garages and breezeways shall be excluded from the calculation.

One story residences	2,400 square feet
Two story residences	2,600 square feet

One and one-half story residences	2,800 square feet
-----------------------------------	-------------------

(of which at least 1500 square feet of heated area shall be on the main floor.)

Split level residences shall have a minimum of 2,600 square feet, 2,200 square feet of which shall be on the main and upper level. In calculating the minimum of 2,600 square feet, credit shall be given for one-half of the square footage of the lower or basement level, provided the same is finished and heated.

(Continued on next page)