

shall be erected on any lot unless previously approved in writing by the Architectural Committee.

4. No noxious or offensive activity shall be carried on anywhere on the property subject to these covenants, nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood. No numbered lot or any part thereof shall be used for any business or commercial purpose or for any public purpose.
5. All fuel oil tanks or containers shall be covered or buried underground consistent with normal safety precautions.
6. Sewerage disposal shall be by public sewerage system in compliance with the specifications of the State Board of Health.
7. No animals shall be kept, maintained or quartered on any lot except that cats, dogs and caged birds may be kept in reasonable numbers as pets for the pleasure of the occupants.
8. The total area of all driveways shall be paved by plant mix concrete or asphalt.

II. SETBACKS AND SIZE OF 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. 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 nearer to the front lot line than the building setback line shown on the recorded Plat. No wall, fence or hedge shall be erected to the rear of the front setback line on any lot having a height of more than 4 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. The following minimum floor space requirement shall apply to all numbered lots. In calculating the minimum floor space there shall be included the heated area of the residence. Porches, basements, garages and breezeways shall be excluded from the calculation.

One story residences	2,200 square feet
Two story residences	2,600 square feet

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