

the topography renders the minimum set back requirement prohibitive under good construction practices.

4. No building shall be erected, altered, placed or permitted to remain on any lot other than a detached single family dwelling not to exceed two stories in height and an attached private garage for not more than two automobiles. Heated living areas of the main structure, exclusive of basement, open porches, and garage, shall not be less than 900 square feet in the case of a one-story house or less than 1,250 square feet in the case of a one and one-half or two-story house. Split-level dwellings shall have a minimum heated living area of 1,100 square feet on the two main levels exclusive of basement.

5. All plans, specifications, and builders must be approved in writing by Fortis Enterprises, Inc.

6. No business, profession or trade shall be carried out on said lots.

7. No mobile home, mobile module, trailer, tent, shack, garage, barn, stable or other outbuilding shall be erected or allowed to remain on any lot nor shall the same at any time be used as a residence, temporary or permanent. A camping trailer may be parked on a lot if the same is the property of the lot owner.

8. No shell house shall be constructed on any lot.

9. No lot shall be used for the sale or display of new or used automobiles nor shall junk automobiles or other junk be allowed to accumulate on any lot.

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