

ARTICLE II

USES PERMITTED AND PROHIBITED IN RESIDENTIAL AREA

The uses permitted and prohibited and the terms, conditions and limitations hereinafter set forth in this Article II, Paragraphs 2.1 through 2.32, shall apply only to the areas defined as "Numbered Lots" in the "Residential Area" under the terms of Article I, Section 1.3 above, except where specifically provided to the contrary in Article VIII, hereinafter set forth.

2.1 Numbered Lots. The term "Numbered Lot" as used herein shall refer to the numbered lot as shown on the Plat in the Residential Area. A numbered lot shall also be construed to mean all or parts of a lot or lots shown on the Plat and may consist of one or more contiguous platted lots, all or part of the one platted lot and a part of a contiguous platted lot or lots or any other combination of contiguous parts of platted lots which shall form an integral unit of land suitable for use as a residential building site provided such lot extends from any street to an existing rear property line as shown on the Plat, provided, however, a resubdivided Numbered Lot as herein defined shall have such area and total square footage, and such a continuous frontage on any street, as shall be approved by the Architectural Committee.

2.2 Use for Single Family Residences. All Numbered Lots as herein defined shall be used exclusively for a single family residence and for residential or domestic purposes connected therewith not specifically prohibited by the terms of these Covenants.

2.3 Business Prohibited. No structure at any time situate on the Real Property, except in the Recreational Area, shall be used for any business, commercial, amusement, hospital, sanitarium, school, clubhouse, religious, charitable, philanthropic or manufacturing purposes, or as a professional office, and no billboards or advertising signs of any kind shall be erected or displayed thereon, except such signs as are hereinafter permitted. No part of any structure therein shall be used for the purposes of renting rooms therein or as a boarding house, hotel, motel, tourist or motor court or for transient accommodations. No duplex residence, garage apartment or apartment house shall be erected or permitted to remain on any Numbered Lot in the Residential Area, and no structure at any time therein shall be converted into a duplex residence, garage apartment or apartment house.

2.4 Street Obstructions. No fence, wall, hedge, shrub, bush, tree or other object, natural or artificial, shall be placed or located on any Numbered Lot if the location of the same will in the judgment of the Architectural Committee obstruct the vision of any motorist upon any street or avenue shown on the Plat.

2.5 Square Footage Minimums. No residence or dwelling shall be constructed on any Numbered Lot shown on the Plat containing less than 2,000 square feet of floor space, exclusive of porches, screened and unscreened, garages and breezeways. In computing the square footage of any one story residence (other than a split-level residence) no credit shall be given for square footage of any basement or below the ground level of such building whether or not the same is finished and heated. No story and one-half residence, two-story residence or split-level residence shall be constructed on any Numbered Lot containing less than 2500 square feet of floor space exclusive of porches,