

7. The total area of all driveways shall be paved by plant mix concrete or asphalt.
8. Garages, trash cans, wood piles and clothes drying yards must be so located that they will not be visible from the street.
9. Property owners will be required to keep tall shrubbery or hedges trimmed to reasonable limits where air circulation or view from surrounding property may be adversely affected or where traffic hazards may be created.
10. Provisions must be made by the property owners for off street parking of cars belonging to domestic servants as the parking of such cars on street rights-of-ways for long periods of time during the day or night will not be permitted.

III.

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. 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 10 feet from the side lot line.
2. Any detached garage or other outbuilding erected shall be at least 75 feet from the front lot line and no nearer than 5 feet to 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 three feet.
4. No numbered lots in this subdivision shall be recut so as to face any direction other than as shown on the recorded plat hereinabove referred to, nor shall any of said lots be resubdivided so as to recreate an additional building lot. This provision is not intended to prevent cutting off a small portion or portions of any lot for the purposes of conveying the same to an adjoining lot owner.

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