

No building or any part thereof, structure, out building or appurtenances of any nature shall be located on any lot nearer to the front line or nearer to the side street than the minimum set back lines shown on the recorded map, or nearer than 10 feet to any interior lot line, subject to the following additional provisions:

- (a) **Minor Deviations.** Any deviation from the building line requirements set forth herein, not in excess of 10% thereof, shall not be construed as a violation of said building line requirements.
- (b) **Subdivision of Lots.** By or with the written consent of the Developer, its successors or assigns, one or more lots (as shown on said map) or parts thereof, may be subdivided or combined to form one single building lot, and in such event the building line requirements prescribed shall apply to such lots as re-subdivided or combined.
- (c) **Corner lots.** The front line of any corner lot shall be the shorter of the two property lines along the two streets.
- (d) **Porches and Eaves.** For the purpose of determining compliance or non-compliance with the foregoing building line requirements, porches, terraces, eaves, wing-walls and steps extended beyond the outside wall of a structure shall not be considered as a part of the structure. However, this provision shall not be construed to authorize or permit encroachment upon any easements or rights-of-way or property of an adjacent owner.

4. **Design and Site Approval.** After the initial construction of the main dwelling has been completed, no garage, carport, room, building, utility shed or similar customarily incident to the residential use of the lots subject to these restrictions (except as otherwise provided below) whether attached or detached from the main dwelling, shall be erected, placed, altered or permitted to remain on any lot unless the design plans and location of the same shall have been approved in writing by the Developer, its successors or assigns. If the Developer fails to approve or disapprove such design, plans, and location within 14 days after receipt of written plans and specifications, then further approval will not be required but will be deemed to have been waived. Developer shall be entitled to stop any construction in violation of these restrictions so long as Developer owns any lot or lots within the subdivision above named or other sections of the same subdivision as may be shown on other maps recorded in the Public Records of the County wherein such subdivision properties are situate. Notwithstanding the foregoing, there shall be no limitation on and no approval shall be required with reference to design and location of any porch, stoop, or terrace which may be added to the main dwelling, and any accessory structure must be located to the rear of the main dwelling.

5. **Dwelling Building Cost and Area Requirements.** No dwelling shall be erected or placed on any lot at a cost of less than \$37,000.00 for house and lot in the case of a single-family dwelling, nor constructed or maintained so as to have a ground floor heated living area (exclusive of uncovered porches, stoops, terraces, attached garages or carports) of less than 1600 square feet in the case of a one story or 1000 square feet in the case of a two story or 1200 square feet in the case of a split-level dwelling. The building costs prescribed herein are to be based on costs as of September 26, 1974. It is Developer's purpose and intent to require in each instance the erection of such a dwelling or structure as would have cost not less than the prescribed minimum