

sewage system or, if by septic tank, 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, 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 shall face toward the front line of the Lot except that buildings to be constructed on corner lots shall face in the direction designated by arrows on said 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.

2. No detached garage or other outbuilding shall be constructed on any lot without approval by the Architectural Committee as to its location and design.

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 3 feet.

4. No lot shall be recut without first obtaining the written permission of the Architectural Committee created under Article III hereof.

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. 2400 square feet shall be the minimum floor space required on all numbered lots in Map 4, Section I, of Sugar Creek. In calculating the minimum floor space, the Architectural Committee may within its sole discretion give credit for one-half ( $\frac{1}{2}$ ) of

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