

2.7 Square Footage Minimums. No residence or dwelling shall be constructed on any Numbered Lot shown on the Plat containing less than 1,000 square feet of floor space, exclusive of porches, screened and un-screened, garages and breezeways. No story and one-half residence, two-story residence or split-level residence shall be constructed on any Numbered Lot containing less than 1,250 square feet of floor space exclusive of porches, screened and un-screened, garages and breezeways. Minor deviations from the requirements of this Paragraph may be granted by the Executive Committee.

2.8 Utility Areas. Each residence shall have at least one screened utility area which shall be constructed at the same time a main residence is constructed. Each Utility Area shall be hedged, or fenced on all sides thereof, except the entrance thereto, using such materials, with such height and design as shall be approved by the Executive Committee in such a manner that structures and objects located therein shall present, from outside of such Utility Area, a broken and unobstructed view to the height of such hedge, wall or fence. No pens, yards or houses for pets, above-ground storage of construction materials, coal, oil or other fuels, clothes racks and clothes lines, clothes washing and drying equipment, laundry rooms, tool shops, workshops, garbage and trash cans and receptacles, detached garages, above ground exterior air conditioning and heating equipment, children's playhouses, lawn maintenance equipment or other mechanical and household equipment or any other structures and objects as determined by the Executive Committee to be of an unsightly nature and appearance shall be placed or permitted to remain upon any numbered lot unless the same shall be erected, maintained and allowed to remain wholly within a Utility Area.

2.9 Detached Out-buildings. No hot house, green house, summer house, cabana, outdoor fireplace, barbecue pit, swimming pool installation or other structure of any kind which extends more than three feet above the normal surface of the ground and which is detached from the single family residence or utility area shall be placed or permitted to remain on any Numbered Lot.

2.10 Setback Lines. No building shall be erected on any Numbered Lot nearer to the front lot line than the building Setback Line as shown on the recorded Plat. No residence shall be constructed nearer than six feet to any side lot line. On all Numbered Lots having frontage on the Recreational Area, no building or structure shall be constructed nearer to the rear setback line from said Recreational Area than the rear building setback line as shown on the recorded Plat, provided, however, that the Executive Committee hereunder may approve minor deviations from the requirements of this Paragraph.

2.11 Garages. Except where the topography of any Numbered Lot otherwise dictates as approved by the Executive Committee, garages shall be located in order that doors and entrances thereto shall not be visible from any street or avenue on which any portion of the Numbered Lot abuts. Garages shall be screened on all sides, except the entrance side, using materials and design approved by the Executive Committee in such manner that objects located within the garage shall present a broken and obscured view from the outside thereof. No carports shall be permitted on any lot.

2.12 Fences, walls and hedges. Except for driveways and walkways, no fence, hedge, wall or any other type of permanent structure or Utility Areas,