

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 setback line as shown on the recorded Plat, and any such 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 nearer than 75 feet from the front lot line nor nearer than 12 feet from 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 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. The following minimum floor space required shall apply to all numbered lots. In calculating the minimum floor space, there shall be included the heated area of the residence. Porches, garages and breezeways shall be excluded from the calculation.

One story residences	2,000 square feet
Two story residences	2,200 square feet
One and one-half story residences	2,400 square feet
(of which at least 1,100 square feet of heated area shall be on the main floor)	

Split level residences shall have a minimum of 2,200 square feet, 1,700 square feet of which shall be on the main and upper level. In calculating the minimum requirement of 2,200 square feet, credit shall be given for one-half of the square footage on the lower or basement level, provided the same is finished and heated.

Basement residences shall have a minimum of 2,200 square feet, 1,800 square feet of which shall be on the main level. In calculating the minimum requirement of 2,200 square feet, credit shall be given for one-half of the square footage on the lower or basement level, provided the same is finished and heated.

7. No garage or other outbuilding more than two stories in height shall be erected upon any numbered lot. The entrance to a garage shall not face the street or the side of the lot unless it has doors. The entrance to all carports shall face the rear of the lot.

0513

4328 W-23