

(10) Easements to permit the doing of every act necessary and proper to the playing of golf on the golf course adjacent to the lots which are subject to these restrictions are hereby granted and established. These acts shall include, but not be limited to, the recovery of golf balls from such lots, the flight of golf balls over and upon such lots, the use of necessary and usual equipment upon such golf course, the usual and common noise level created by the playing of the game of golf, together with all the other common and usual activity associated with the game of golf and with all the normal and usual activities associated with the operation of a country club. The Architectural Committee shall have the right to prescribe in writing to the governing body charged with operating the golf course and country club the manner and extent to which the rights under this easement shall be exercised. In addition, the Architectural Committee may, in its discretion, limit or withdraw or prohibit certain of the acts authorized by this easement, and it may limit the manner or place of doing all or certain of the acts authorized by this easement.

SET BACKS, LOCATION AND SIZE OF
IMPROVEMENTS AND OF BUILDING PLOTS

(1) No building shall be erected on any lot nearer to the front lot line than 40 feet except on corner lots where this may be reduced by the Architectural Committee hereinafter provided for. All set back lines must have the express approval in writing of the Architectural Committee. 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 the Architectural Committee. No residence shall be erected nearer than 12 feet to any 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 inoperative vehicles shall be allowed to remain on any lot at any time. No school bus shall be allowed to park overnight on any lot unless it is garaged.

(4) 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 set-back line having a height of more than three feet, nor shall any wall, fence, or hedge having a height of more than three feet be constructed on any corner lot than would extend any closer to the street than the front

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