

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 may face the intersection. 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 or 10 feet, whichever is greater.

2. No detached garage or other outbuilding shall be nearer than 75 feet from the front lot line nor nearer than 5 feet from any side or rear lot line. The detached building must conform in general appearance to the main dwelling, and its design must be approved by the Architectural Committee.

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 and unfinished basements shall be excluded from the calculation.

One story residences	1,800 square feet
One and one-half and two story residences	2,000 square feet
(of which at least 1,000 square feet of heated area shall be on the main floor.)	
Basement and split foyer residences	2,000 square feet
(1,500 square feet of which shall be on the main level.)	

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