

(4) All fuel oil tanks or containers shall be covered or buried underground consistent with normal safety precautions.

(5) No animals shall be kept, maintained or quartered on any lot or tract in this subdivision except that cats, dogs or caged birds may be kept in reasonable numbers as pets for the pleasure of the occupants.

(6) Garbage and trash cans, wood piles and clothes drying yards must be so located that they will not be visible from the street.

(7) Property owners will be required to keep tall shrubbery or hedges trimmed to reasonable limits where air circulation or view from surrounding property may be adversely affected or where traffic hazards may be created.

(8) Provisions must be made by the property owners for off-street parking of cars belonging to domestic servants as the parking of such cars on street right of ways for long periods of time during the day or night will not be permitted.

(9) Particular care must be given to the design and location of carports or garages. They must be located away from the principal street of the house so that the main view of the house from the street will not be directly into such a carport or garage.

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 50 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 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 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 or more than three feet and any such wall, fence or hedge proposed to be erected or placed on any such lot, whether as part of the original residence design or a later addition, must receive the approval in writing of the Architectural Committee.

(4) No lot shall be recut so as to face in any direction other than as is shown on the recorded plat nor shall it be recut so as to make any building site smaller than is provided for herein.

(5) Nothing contained herein shall be construed to prohibit the use of more than one lot or of portions of one or more lots as a single residential building site provided such site has a lot width of not less than 100 feet and provided said site faces as required by these restrictions and recorded plat.

(6) No one-story, split-level or story-and-a-half residence shall be constructed containing less than 2000 square feet of floor space exclusive of porches, garages and breezeways. In computing the square footage of any split-level residence, credit shall be given for one-half the square footage of any basement which is finished and heated. In computing the square footage of any story-and-a-half residence, no credit shall be given for the area above the ground floor.

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