

III

USES PROHIBITED AND PERMITTED - SINGLE FAMILY RESIDENCE LOTS

1. Said property shall not be used nor shall any portion thereof be used for any purpose other than residence purposes.

2. No building other than a detached, single-family dwelling house and appurtenant outbuilding, including garages for private use, shall be erected, constructed or maintained on said property, nor shall any building constructed or erected on said property be used for any purpose other than a private dwelling house or appurtenant outbuilding, including garage for private use.

3. For the purpose of this Declaration, a private garage for the use of the owners or occupants of the lot upon which said garage is erected shall be deemed an outbuilding and may be erected or constructed on such lot. A private garage may be incorporated in and made a part of such dwelling house as is permitted by this Declaration to be erected on the lot. No garage larger than reasonably necessary to accommodate three (3) cars shall be erected, constructed or maintained on said property or any part thereof.

4. When the construction of any building on any lot is once begun, work thereon must be prosecuted diligently and it must be completed within a reasonable time, but not to exceed one (1) year. No building shall be occupied during construction or until made to comply with all requirements of this Declaration.

5. No outbuilding, garage, shed, tent, trailer or temporary building of any kind shall be erected, constructed, permitted or maintained on any lot prior to commencement of the erection of such dwelling house as is permitted hereby, and no outbuilding, garage, shed, tent, trailer, basement or temporary building shall be used for permanent or temporary residence purposes, provided, however, that this paragraph shall not be deemed to prevent the use of a temporary construction shed during the actual construction of any structure on said property nor the use of adequate sanitary toilet facilities for workmen which shall be provided during such construction. The Declarant herein reserves the right to allow trailers to be parked on said property under a very brief temporary permit which must be approved in writing by the Declarant before the placing of such trailer on said property.

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