

certificate of occupancy.

8. The plans and specifications to be submitted to the Declarant shall show the nature, kind, shape, height, materials, floor plans, color scheme, location of such structural work to be done and the grading plan of the plot to be built upon, and the Declarant shall have the right to refuse to approve any such plans and specifications or grading plans which are not suitable or desirable in his option for esthetic or any other reasons; and in so passing upon such plans and specifications and grading plans, shall have the right to take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built on the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structures as planned and on the outlook from the adjacent or neighboring property.

VI

SETBACKS AND FREE SPACES OF BUILDINGS

1. No building and no addition to any building and no structure or object shall be erected, placed or maintained on any lot nearer than twenty-five (25) feet to the front property line, eight (8) feet to the side, and fifteen (15) feet to the back line of any lot. Screened enclosures may be erected and maintained within said side and rear setback areas provided said screened enclosures shall not be erected or maintained nearer than five (5) feet to the side or back line of any lot. In the case of corner lots, no such improvements will be allowed where such improvements would be detrimental to the turning of corners by automobile traffic which would be hazardous and dangerous to the driving public or other lot owners. The Declarant shall in all cases have the right to determine and designate the building lines necessary to conform to the general plan of the subdivision and in the best interests of each lot owner in said subdivision, and the Declarant's judgment and determination shall be final and binding.

2. Anything in this paragraph VI to the contrary notwithstanding, in the event one lot or a portion thereof and the whole or a portion of a contiguous lot all in one ownership shall be used as one building site for one structure and its appurtenant