

on the recorded subdivision plat or any portion thereof. No building or structure shall be erected nearer to a Side Lot Line than ten (10) feet or a distance equal to ten percent (10%) of the Lot measured at the building setback line, whichever is greater. For the purpose of this covenant, open steps and open porches shall not be considered a part of a building; provided, however, that this provision shall not be construed to permit any portion of a building, open steps or open porches to encroach upon another Lot, or an Easement.

ARTICLE VII

RESIDENTIAL LOTS, LOCATION OF IMPROVEMENTS

Section 1. All Lots in Section III shall be used, known and described as residential lots and shall be used exclusively for single family residential dwellings.

Section 2. No lot shall be recut without first obtaining the written permission of the Committee created under Article III hereof.

Section 3. 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 Committee and, provided further, said residential unit faces as required by these restrictions and the recorded plat.

Section 4. The front of all residences shall face the Street along which the front setback line or building line is marked on the recorded plat. Residences on corner lots shall face the direction determined and established in each instance by the Committee in the exercise of its discretion.

Section 5. No garage, carport or other outbuilding more than two stories in height shall be erected upon any Lot. The entrance to a garage shall not face the street or be cater-cornered thereto unless it has doors. The entrance to all carports shall face the rear or the side of the Lot, except on corner lots in which case the entrance must be from the rear.

Section 6. Construction of new buildings only shall be permitted, it being an intent of this covenant to prohibit the moving onto a Lot of any existing building or other structure and remodeling or converting same into a Dwelling Unit or other enclosed building.

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