

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 from said private road, and eight (8) feet from the side 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 outbuildings permitted by this Declaration, then while so owned and used, the side lines and the rear lines of such site shall for purposes of this paragraph VI be deemed to be the side lot line and the rear lot line of such site.

VII

USES PERMITTED

1. Unless and until written authorization shall be obtained from the Declarant, no residence, building, outbuilding, garage or other structure shall be constructed of any material except new material. No previously constructed structure shall be moved to said premises from another location.

2. No dwelling house shall be erected without providing two parking spaces.

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