

authority, the more limiting restriction shall govern. No initial construction, additional improvement or modification of an existing improvement shall be made on any Lot until Owner has submitted the plans and specifications to the Committee for its approval as provided herein and has received such approval and further has obtained such building permit as may be required by the appropriate governmental authority.

ARTICLE V

PROHIBITED ACTIVITIES

Section 1. No noxious or offensive activity shall be carried on anywhere on the property subject to the covenants, nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood. No Lot or any part thereof shall be used for any business or commercial purpose or for any public purpose.

Section 2. No animals shall be kept, maintained or quartered on any Lot except that cats, dogs and caged birds may be kept in reasonable numbers as pets for the pleasure of the occupants. Pets shall at all times be kept properly fenced or on a leash.

ARTICLE VI

BUILDING SETBACKS

No building or structure of any kind shall be erected on any Lot nearer to a Front Lot Line or a Rear Lot Line than the minimum building setback line shown 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.