

2.5 Street Obstructions. No fence, wall, hedge, shrub, bush, tree or other object, natural or artificial, shall be placed or located on any Numbered Lot if the location of the same will in the judgment of the Executive Committee obstruct the vision of any motorist upon any street or avenue shown on the Plat.

2.6 Walls and Fences. Except as set forth in Paragraph 2.5 above and Paragraph 2.12 below and subject to the conditions contained in this Paragraph 2.6, walls or fences may be erected to a maximum height of six (6) feet provided that such wall or fence is constructed of wood, natural stone or brick. No wall or fence exceeding eight (8) feet in length shall be constructed without the written approval of the Board of Directors of the Homeowners Association. Such approval shall be based upon a review of design, material specifications, location and color scheme. No color other than natural tones may be used. All walls or fences referred to in this Paragraph must be attached to the house. No such wall or fence shall be erected along property lines or within any drainage area. Upon written approval of the Executive Committee, screening along property lines will be permitted.

2.7 Square Footage Minimums. No residence or dwelling shall be constructed on any Numbered Lot shown on the Plat containing less than 2,000 square feet of floor space, exclusive of porches, screened and unscreened, garages and breezeways. No story and one-half residence, two-story residence or split-level residence shall be constructed on any Numbered Lot containing less than 2,200 square feet of floor space exclusive of porches, screened and unscreened, garages and breezeways. Minor deviations from the requirements of this Paragraph may be granted by the Executive Committee.

2.8 Utility Areas. Each residence shall have at least one screened utility area which shall be constructed at the same time a main residence is constructed. Each Utility Area shall be hedged, or fenced on all sides thereof, except the entrance thereto, using such materials, with such height and design as shall be approved by the Executive Committee in such a manner that structures and objects located therein shall present, from outside of such Utility Area, a broken and unobstructed view to the height of such hedge, wall or fence. No pens, yards or houses for pets, above-ground storage of construction materials, coal, oil or other fuels, clothes racks and clothes lines, clothes washing and drying equipment, laundry rooms, tool shops, workshops, garbage and trash cans and receptacles, detached garages, above ground exterior air conditioning and heating equipment, children's playhouses, lawn maintenance equipment or other mechanical and household equipment or any other structures and objects as determined by the Executive Committee to be of an unsightly nature and appearance shall be placed or permitted to remain upon any numbered lot unless the same shall be erected, maintained and allowed to remain wholly within a Utility Area.

2.9 Detached Out-buildings. No hot house, green house, summer house, cabana, outdoor fireplace, barbeque pit, swimming pool installation or other structure of any kind which extends more than three feet above the normal surface of the ground and which is detached from the single family residence or utility area shall be placed or permitted to remain on any Numbered Lot.

2.10 Setback Lines. No building shall be erected on any Numbered Lot nearer to the front line than the building Setback Line as shown on the recorded Plat. No residence shall be constructed nearer than eight feet to any side lot line. On all Numbered Lots having frontage on the Recreational Area, from said Recreational Area than the rear building setback line as shown on the recorded Plat, provided, however, that the Executive Committee hereunder may approve minor deviations from the requirements of this Paragraph.