

Paragraph 2.5, walls or fences may be erected to a maximum height of six (6) feet. No walls or fences will be permitted in the yard area between houses and streets; but, shall be limited to side and rear yards only.

2.6 Square Footage Minimums. No residence or dwelling shall be constructed on any Numbered Lot shown on the Plat containing less than 1,050 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 1,050 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 Developer during development.

2.7 Utility Areas. 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 Developer to be of an unsightly nature and appearance shall be placed or permitted to remain upon any numbered lot.

2.8 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 seven feet to any side lot line.

2.9 Fences and Walls. Except for driveways and walkways, no fence, wall or any other type of permanent structure or Utility Areas, or any part of the same, shall be erected, placed or allowed to remain in the area of any Numbered Lot lying between the front building setback line as shown on any Plat referred to in these covenants and restrictions and the edge of any street or avenue.

2.10 Used Structures. No used buildings or structures shall be placed or permitted to remain upon the Real Property.

2.11 Signs and Advertising. No sign or any character shall be displayed or placed upon any Numbered Lot, except "for rent" or "for sale" signs, which signs shall refer only to the particular premises on which displayed, shall not exceed three and one-half (3 1/2) square feet and shall not extend more than four (4) feet above the surface of the ground, shall be fastened only to a stake in the ground and shall be limited to three signs to a Numbered Lot.

2.12 Construction Delays. The construction of any residence or structure once commenced must be fully completed within one (1) year thereon unless rendered impossible as a direct result of strikes, fires, national emergencies or natural calamities. Any building or structure not so completed or upon which construction has ceased for a period of ninety (90) consecutive days, or any building or structure which has been totally or partially destroyed by fire or other casualty and not rebuilt within one year, are hereby declared nuisances which may be removed by the Developer at the expense of the owner thereof, which expense shall be payable by such owner to the Developer on demand.

2.13 Paved Driveways. Prior to completion of construction of any residence on any Numbered Lot, the owner shall install at his expense a suitable paved driveway from the paved portion of the abutting street or avenue.