

3.

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 Architectural Committee, and provided further, said site faces as required by these restrictions and the recorded plat.

6. The following minimum floor space required shall apply to all numbered lots. In calculating the minimum floor space there shall be included the heated area of the residence. Porches, garages and breezeways and unfinished basements shall be excluded from the calculation.

One story residence with one car garage	1,600 square feet
two story residence with two car garage	1,800 square feet
one story residence with no garage	1,700 square feet
two story residences with less than two car garage	2,000 square feet

7. Due to the topography and dimensions of numbered lots to be determined at a future date, the Architectural Committee reserves the right of approval of substantially reduced floor space/garage requirements if, in the opinion of the members of the committee, the same shall be necessary to prevent undue hardship.

8. No garage or other outbuilding more than one story in height shall be erected upon any numbered lot.

9. Driveways installed from curbed streets shall be constructed of the same material over their entire length and must be double parking width for a minimum of thirty (30) feet of length.

III. APPROVAL OF PLANS CHANGES.

1. The Architectural Committee shall be composed of Dee A. Smith, Loyd G. Boyer, William E. Smith, and Clifton G. Rickard and Robert C. Maxwell. In the event of the failure or inability, for any reason, of a member to act, the vacancy created shall be filled temporarily or permanently, as necessary, by the remaining member(s) of the Committee.

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