

SETBACKS, LOCATION AND SIZE OF  
IMPROVEMENTS AND OF BUILDING PLOTS

(1) No building shall be erected on any lot nearer to the front lot line than 25 feet except on corner lots where this may be reduced by the Architectural Committee hereinafter provided for. All set back lines must have the express approval in writing of the Architectural Committee. Any such building shall face toward the front line of the lot except that buildings to be constructed on corner lots shall face in the direction designated by the Architectural Committee. No residence shall be erected nearer than six (6) feet to any side lot line.

(2) Any detached garage or other outbuilding erected shall be at least fifty (50) feet from the front lot line and no nearer than six (6) feet to any side or rear lot line.

(3) No inoperative vehicles shall be allowed to remain on any lot at any time. No school bus shall be allowed to park overnight on any lot unless it is garaged.

(4) No wall, fence or hedge shall be erected across or along the front of any lot and nearer to the front lot line than the building setback line having a height of more than three feet, nor shall any wall, fence, or hedge having a height of more than three feet be constructed on any corner lot that would extend any closer to the street than the front building line of any adjacent lot. Any such wall, fence, or hedge proposed to be erected or placed on any such lot whether as part of the architect's residence design or a later addition must receive the approval in writing of the Architectural Committee.

(5) No building site shall have a width of less than 60 feet at a 25 foot set back line.

(6) No lot shall be recut so as to face in any direction other than as shown on the recorded plat nor shall it be recut so as to make any building site smaller than is provided for in paragraph (5) above.

(7) Nothing contained herein shall be construed to prohibit the use of more than one lot or of portions of one or more lots as a single residential building site provided such site has a lot width of not less than 60 feet at a 25 foot set back line, and provided said site faces as required by these restrictions and the recorded plat.

(8) No one-story, split-level or story-and-a-half residence shall be constructed containing less than 1500 square feet of floor space exclusive

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