

III.

SETHACKS, LOCATION AND SIZE, IMPROVEMENTS, AND LOTS

3.1 No building shall be erected on any lot nearer to the front lot line than the building setback line as shown on the recorded plat, and 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 Design Review Committee. No residence shall be nearer to any side lot line than a distance equal to ten percent of the width of the lot measured at the building setback line, but in no event shall any residence be less than ten feet from the side lot line.

3.2 Any detached garage or other outbuilding erected shall be at least sixty feet from the front lot line and no nearer than five feet to any side or rear lot line.

3.3 No wall, fence, or hedge in the front yard shall be erected: (1) across or along the front of any lot, (2) along any front side line, or (3) along the front building setback line running to the front edge of the house, having a height of more than three feet unless barrier is granted by the Design Review Committee. All walls, fences or hedges erected in the backyard shall be of a reasonable height. All walls, fences or hedges proposed to be erected or placed on any lot in this subdivision, whether in the front or back, or as part of the original residence designed or a later addition or additions, must first receive the approval in writing of the Design Review Committee.

3.4 No numbered lots in this subdivision shall be recut so as to face any direction other than as shown on the recorded plat hereinabove referred to, nor shall any of said lots be resubdivided so as to create an additional building lot. This provision is not intended to prevent cutting off a small portion or portions of any lot for the purpose of conveying same to an adjoining property owner or straightening a boundary line. However, the remaining portion of the lot must not violate the minimum size requirements of any zoning regulations.