

3.5 Nothing herein contained shall be construed to 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 Design Review Committee and, provided further, said site faces as required by these restrictions and the recorded plat.

3.6 The following floor space requirements shall apply to the residences in this subdivision. In calculating the minimum floor space, there shall be included only the heated area of the residence. Porches, garages, and breezeways shall be excluded from the calculation.

One-story residence	2,000 square feet
Two-story residence	2,250 square feet
One and one-half story residence	2,250 square feet
Split-level, Tri-level and Split-foyer	2,250 square feet provided basement area is heated and all utilities are roughed in.

The Design Review Committee is specifically authorized to allow a maximum of four houses with a minimum of 1,850 square feet.

3.7 No detached garage more than one and one-half story in height shall be erected upon any numbered lot.

#### IV.

##### DESIGN REVIEW COMMITTEE

4.1 The Design Review Committee shall be composed of Loudon C. Hoffman, Martha Rasche and Ann Rasche. 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. Two members shall constitute a quorum and a vote of the two members is necessary to transact any business of the Committee.

4.2 No improvements shall be erected, placed, altered or changed on any lot in this subdivision until and unless the building plans, specifications and plot showing the proposed type of construction, exterior design and location of such residence have been approved in writing by the Design Review Committee. In addition, a landscape development plan must likewise be submitted to and approved by the Design Review Committee showing the location of proposed fences, boundary or patio walls, driveways and parking areas, hedges, shrubbery or trees.