

the other dwellings, to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, to preserve the value of the property owned and developed by the owners of lots in the Subdivision and to secure to each lot owner the full benefit and enjoyment of his home.

1.2 The undersigned owner plans to develop additional phases of Cliff Ridge Colony on other parts of the 232.96 acres of land that it owns in this area. It further reserves the right to annex additional properties to become part of Cliff Ridge Colony. Additional single family lot phases will be restricted similar to the restrictions contained herein, however, owner may make such changes in additional single family lot phases as it deems desirable. Also, owner plans to develop a portion of its acreage as either a condominium or planned unit development phase containing cluster homes and/or townhouses and/or patio homes. Said property will be separately restricted as owner deems desirable. In addition as Phase 1 herein is developed, owner plans, on a portion of this property, to construct recreational facilities including a lake, swimming pool, tennis courts and a club house. The use of said recreational facilities will be restricted to all property owners in the overall development of Cliff Ridge Colony and their guest subject to Restrictive Covenants, Charter, ByLaws and Rules and Regulations of Cliff Ridge Colony Homeowners Association, Inc.

II.

USES PERMITTED AND PROHIBITED

2.1 All numbered lots in this Subdivision shall be known and described as residential lots and shall be used exclusively for single family residential dwellings. No structure shall be erected, altered, placed or permitted to remain on any such lot other than one detached single-family dwelling not to exceed two and one-half stories in height exclusive of basement and a garage for private passenger automobile and servants quarters. The garage may be detached from the dwelling and no garage shall be of a size larger than necessary to park two automobiles plus storage area of reasonable size.

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