

the street rights-of-way for long periods of time during the day or night will not be permitted.

11. The design and location of garages shall be away from the principal street of the house so that the main view of the house from the street will not be directly into doors or openings of such garage.

12. No exterior lights mounted on telephone poles or similar stands or lights operated by photocells (or similar devices) will be permitted. The only permitted exterior lighting will be by standard exterior lampposts or by spotlights mounted on the residence structure, approved in advance by the Architectural Committee.

13. No lot owner will engage in any activity which will result in the deposit or accumulation of trash, refuse, debris or other objectionable matter.

15. No pier or structure of any kind may be built or placed on Lake Chaunessy.

### III.

#### SETBACKS, LOCATION AND SIZE OF IMPROVEMENTS AND LOTS

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 Architectural Committee. No residence shall be nearer to any side lot line than a distance equal to 10% of the width of the lot measured at the building setback line, but in no event shall any residence be less than 25 feet from the side lot line.

2. Any detached garage or other outbuilding erected shall be at least 75 feet from the front lot line, and shall be approved in writing in advance by the Architectural Committee.

3. 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. Any such wall, fence or hedge proposed to be erected or placed on any such lot, whether as part of the original residence design or a later addition, must receive the approval in writing of the Architectural Committee. No chain link fence or similar metal fence visible from any street within the subdivision will be permitted.

4. No lot shall be resubdivided so as to create any lot less than one (1) acre in size. This provision is not intended to prevent cutting off a small portion or portions of any lot

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