

for the purpose of conveying the same to an adjoining lot owner, but under no circumstances may an owner of any lot, except Chaunessy Properties, Inc., its assigns or any of them, sell, lease or permit the use of any part of said lot as a way, street or entrance to any property covered by these restrictions.

5. Easements for the drainage of surface water as shown on the plat are hereby reserved.

6. Chaunessy Properties, Inc. hereby reserves and is given a perpetual, alienable and releasable easement for the installation of utilities (including water, electric, cable tv, telephone, gas and sewer lines) over, in and under a five (5) foot strip parallel to and tangent with all side lot lines of any numbered lot and over, in and under a ten (10) foot strip parallel to and tangent with all rear lot lines of any numbered lot, as well as in and to all easements for water, gas, drainage, electricity and sewage as specifically shown on the recorded subdivision plat.

Chaunessy Properties, Inc. shall have the unrestricted and sole right and power of alienating, conveying and releasing the easements reserved under the terms of this paragraph. All such easements, including those designated on the plat, are and shall remain private easements and the sole and exclusive property of Chaunessy Properties, Inc., its successors and

assigns, unless conveyed and/or alienated to third parties for the purpose of providing utility reserves; provided all easements shall be for the benefit of any property served thereby. If a lot is resubdivided or replatted, the side and rear easements as above provided shall thereafter apply only to a lot as resubdivided or replatted instead of applying to the numbered lot as originally platted, except that no resubdivision or replatting shall affect specific easements shown on the recorded plat.

7. The following floor space requirements shall apply to the residences in this subdivision. In calculating the minimum floor space, there shall be included the heated area of the residence. Porches, garages and breezeways shall be excluded from the calculation, except as hereinafter provided in this paragraph for heated and finished areas.

One story residences -	2500 sq. ft. minimum
Two story residences -	2750 sq. ft. minimum

Any exceptions to the above must be approved in writing by the Architectural Committee.

#### IV.

#### APPROVAL OF PLANS

1. The Architectural Committee shall be composed of Charles E. Westbury, A.I.A., Francis E.

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