

full benefit and enjoyment of his home.

VCL 1201 PAGE 637

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 a reasonable size.

2.2 No trailer, mobile home, basement, tent, shack, garage, barn, or other outbuilding erected upon any lot shall at any time be used as a residence either temporarily or permanently. No structure of a temporary nature shall be used as a residence.

2.3 No house trailer or mobile home shall be placed on any lot either temporarily or permanently. The Architectural Committee shall have the sole authority and discretion to make uniform rules and regulations prohibiting or allowing the parking of a camping trailer, boat and/or similar equipment used for the personal enjoyment of a resident of a lot in this subdivision. However, if the Architectural Committee allows the parking of said equipment, it shall be parked in such a fashion that the equipment be neatly stored and positioned to be inconspicuous at all times and not disturb the neighbors.

2.4 No noxious or offensive activity shall be carried on anywhere of the property subject to these covenants, nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood. No numbered lot or any part thereof shall be used for any business or commercial purpose or for any public purpose.

2.5 All fuel oil tanks or containers shall be covered or buried underground consistent with normal safety precautions.

2.6 No animals shall be kept, maintained or quartered on any lot except that cats, dogs, and caged birds may be kept in reasonable numbers as pets for the pleasure of the occupants. The Architectural Committee is authorized (but not required) to issue reasonable rules for the protection of all Owners in this subdivision relating to the number of pets which may be kept on any numbered lot.

2.7 The total area of all driveways shall be paved by plant mix concrete or asphalt provided it is first approved by the Architectural Committee. The driveway shall be completely paved with the same type of material and materials of a different

1201-637

1201-637