

lot for the purpose of conveying the same to an adjoining property owner or straightening a boundary line. However, the remaining portion of the lot must not violate the minimum size requirements of any zoning regulations.

3.4 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 Architectural Committee and, provided further, said site faces as required by these restrictions and the recorded plat.

3.5 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.

One Story Residence	1,800 square feet
Two Story Residence	2,200 square feet
One & One-Half Story Residence	2,200 square feet
Split-level, Tri-level and Split Foyer	2,500 square feet provided basement area is heated and all of the utilities are roughed in.

Basement residences having a full basement shall contain a minimum of 1,500 square feet of heated space on the main level. Basement residences having less than a full basement shall contain a minimum of 1,600 square feet of heated space on the main level. On basement residences, the basement areas of said homes may be left unfinished if the area is heated and all utilities are roughed in.

3.6 All residences shall have a two-car garage or carport. No detached garage or no other detached outbuilding more than one story in height shall be erected upon any numbered lot. No attached garage shall be erected containing more than one story in height unless there is a room above the said garage.

IV.

ARCHITECTURAL COMMITTEE

4.1 The Architectural Committee shall be composed of R.C. Galloway James D. Martin, and Bentham W. McKay. 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 Architectural Committee. In addition,