

tial building site provided such site has a lot width of not less than 100 feet at the front building set back line or said reconstituted lot has not less than 9,000 square feet, and provided further that the home constructed on said site faces as required by the recorded plat set forth hereinabove.

3.6 No dwelling shall be constructed on a lot, or building site, in the subdivision which has less than the minimum square footage of heated area set forth as follows:

(a) On any lot which has less than 9,000 square feet of area, a dwelling constructed on said lot must contain at least 1,500 square feet of heated floor space, exclusive of porches, garages, or breezeways for a one-story dwelling, and for a multi-floor dwelling, the main floor must contain at least 1,200 square feet of heated floor space, exclusive of porches, garages, or breezeways, and the remaining floors must contain at least a minimum aggregate total of 600 square feet of heated floor space.

(b) On lots containing at least 9,000 square feet of area, a one-story dwelling must contain at least 1,800 square feet of heated floor space, exclusive of porches, garages, and breezeways, and a multi-floor dwelling must contain at least 1,500 square feet of heated floor space on the main floor, exclusive of porches, garages, and breezeways, and at least a minimum aggregate total of 700 square feet of heated floor space on the remaining floors.

3.7 No recreational amenities of any type or description, including swimming pools, may be built, erected or placed on any lot in the subdivision without first obtaining the written consent and approval of the Architectural Committee in accordance with Section 4 hereof.

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