

the other dwellings, to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, to preserve the value of the property owned and developed by the owners of lots in the subdivision and to secure to each lot owner the full benefit and enjoyment of his home. The undersigned Developer reserves the right to develop additional phases of Pelham Oaks Subdivision.

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 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. Any camping trailer, boats, recreational vehicles, and/or similar equipment used for the personal enjoyment of a resident of a lot may be parked on a lot only after first obtaining the written consent of the Architectural Committee. If the Architectural Committee grants permission to park said equipment the Committee shall specify the area of the lot on which said equipment may be parked and the Committee may also specify additional conditions for storage. If the lot owner violates the terms of said conditions the Architectural Committee may revoke its consent.

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