

3.4 No numbered lots in this subdivision shall be recut so as to face any direction other than as shown on the recorded plat hereinabove referred to, nor shall any of said lots be resubdivided so as to recreate an additional building lot. This provision is not intended to prevent cutting off a small portion or portions of any 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.

3.5 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.

3.6 The following floor space requirements shall apply to the residences in Phase I of this subdivision. In calculating the minimum floor space there shall be included only the heated area of the residence. Porches, garages and breezeways shall be excluded from the calculation:

| | |
|---|--|
| One story residence with one or two car garage or carport | 1,600 square feet |
| One story residence with no garage or carport | 1,700 square feet |
| Two story residence with garage or carport | 1,700 square feet |
| Two story residence with no garage or carport | 2,000 square feet |
| Residence other than above | As determined by Architectural Committee but not less than 1,600 square feet |

IV.

ARCHITECTURAL COMMITTEE

4.1 The Architectural Committee shall be composed of:

- (a) Dee A. Smith
- (b) William E. Smith