

1.6 Homeowner. The term "Homeowner" shall refer to a third-party purchaser of a Numbered Tract.

1.7 Residence. "Residence" shall mean and refer to a residence constructed upon a Numbered Tract or a portion thereof, whether a townhouse or duplex and constituting all or a part of a building.

ARTICLE II.

REAL PROPERTY SUBJECT TO THIS DECLARATION

2.1 Covenants Imposed. Any Numbered Tract or part thereof shall be held, transferred, sold, conveyed and occupied subject to the Declaration of Covenants and Restrictions contained herein.

2.2 Usage. Any Numbered Tract shall be used exclusively for a duplex dwelling not to exceed two and one-half stories in height and a garage for private passenger automobiles. Any Numbered Tract may be subdivided into two parts, each part of which shall contain not less than 6,000 square feet of area, the center line of which two parts shall be the center line of a party wall dividing the two separate units of a duplex dwelling and each part of which may be owned, held and transferred as a separate property or parcel, subject to the provisions hereinafter set forth with regard to the party wall dividing the two units of said duplex dwelling.

2.3 Beautification Easement. An easement for the planting of trees, shrubs and greenery for the benefit of all owners of the Real Property is hereby reserved in that area as shown on the recorded Plat.

2.4 Conflict with Zoning Statutes. In the event of any conflict with the provisions hereof with any zoning ordinance or statute, or subdivision law or regulation applicable to the Real Property, which would require a more stringent or strict standard, regulation or use than required herein, then the terms, conditions and requirements of such more stringent zoning or subdivision law, statute or ordinance shall prevail.

ARTICLE THREE

USES PERMITTED AND PROHIBITED

3.1 Temporary Buildings. No trailer, basement, tent, shack, garage, barn or similar other outbuilding erected upon any Numbered Tract 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.

3.2 Trailers, Boats and the Like. No house trailer, disabled or wrecked vehicle shall be placed on any Numbered Tract either temporarily or permanently. Any camping trailer, camping or travel van, truck, equipment, boat, motorcycle, motor bicycle, and/or similar equipment or vehicles used for the personal enjoyment of a resident of a Numbered Tract shall not be parked in the front, or side thereof, but such equipment shall at all times be neatly stored and positioned in the rear of a Numbered Tract to be inconspicuous. No tree houses, play houses, storage sheds, greenhouses, barns or other outbuildings or structures shall be erected on any Numbered Tract unless previously approved in writing as to design, location and materials by the Architectural Committee.

3.3 Nuisances. No noxious or offensive activity shall be carried on anywhere on the property subject to these covenants, nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood.