

subdivision is being developed.

(B) No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. All residences shall face toward the front of the lot. No building shall be located nearer to any inside lot line than ten (10) feet. Detached garages and other outbuildings shall not be located nearer than seventy (70) feet to the front lot line or nearer than ten (10) feet to any side or new lot line. The Architect Control Committee designed in Article II shall have authority to waive the requirements of this paragraph and of the recorded plat as to the facing of these buildings and as to the side line and setback line requirements.

(C) No person shall be permitted to keep or maintain animals, livestock or poultry of any kind other than house pets and such animals or poultry as may be kept as house pets shall under no circumstances be kept for commercial purposes, breeding or otherwise. No noxious or offensive activity of any nature shall be permitted on any lot nor shall anything be done which may be or later become an annoyance or nuisance to the neighborhood.

(D) No building shall exceed two stories or twenty-eight (28) feet in height.

(E) No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. No fence shall be placed nearer the street than the building line as shown on the plat.

(F) The ground floor area of the main structure of any residence, exclusive of one-story open porches and garages, shall be not less than 1800 square feet. In computing the area of split level houses the total number of square feet contained in the lower level shall be computed at one-half and when so computed the minimum area of the entire split level house shall be not less than 1800 square feet. In houses having two

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