

provided, however, a personal riding horse or pony may be kept on lots containing two or more acres and further provided, the Architectural Committee approves the location plans for the construction of a stable or stall. This section shall not be construed so as to permit any animals, livestock or poultry, even though house pets, that are kept to be bred, or maintained for any commercial purpose.

(7) No noxious or offensive activity shall be carried on, nor shall anything be done which may be done or become any annoyance or nuisance to the neighborhood.

C. No building shall exceed two (2) stories or twenty-eight (28') feet in height.

D. No buildings or structure shall be located on said lots nearer to the front line than the set-back line as shown on said plat or nearer to a side lot line than ten feet (10'). No wall, fence or hedge shall be erected across or along the front of any lot and nearer to the front lot than the building set-back line having a height of more than three (3') feet.

No boat house shall be constructed on, adjacent to or giving access to the lot, but a ramp or dock facility may be constructed and maintained provided such is approved by the Architectural Committee.

E. Numbered lots shall not be resubdivided nor shall said lot line be changed so as to decrease in either width or area any numbered lot as shown on said plat.

F. All fuel tanks or containers shall be covered or buried underground consistent with normal safety precautions.

G. There shall be no more than one principal building and its accessory building on each lot and no more than one family shall occupy a dwelling at any one time.

H. No residence shall be constructed on any lots containing less than 1,600 sq. ft. of floor space exclusive of porches, garages, and breeze-ways.

In computing the square footage for a one-story home, credit shall be given for square footage in the basement of such home, provided it or the portion for which credit is allowed is finished and heated; provided further, that in no event shall a credit of more than 400 sq. ft. be given for any area in the basement, regardless of its size.

In computing the square footage for any split-level residence or tri-level residence, credit shall be given for one-half the square footage or any basement which is finished and heated.

In computing the square footage of any story and half residence, no credit shall be given for the area above the ground floor. No two story residence shall be constructed containing less than 1,000 sq. ft. of floor space on the ground floor or less than 800 sq. ft. of floor space on the second floor.

I. An easement is reserved over the rear and side lot lines five feet (5') in width on each lot for the installation, operation and maintenance of utilities and for drainage. Such easements across the lots as are shown on the plat are also reserved.

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