

2.7 Square Footage Minimums. No residence or dwelling shall be constructed on any Numbered Lot shown on the Plat containing less than 1,600 square feet of floor space, exclusive of porches, screened and unscreened, garages and breezeways. No story and one-half residence, two-story residence or split-level residence shall be constructed on any Numbered Lot containing less than 1,700 square feet of floor space exclusive of porches, screened and unscreened, garages and breezeways, and first floor to have 1,000 square feet.

2.8 Detached Out-buildings. No hot house, summer house, cabana, outdoor fireplace, swimming pool installation or other structure of any kind which extends more than three feet above the normal surface of the ground and which is detached from the single family residence shall be placed or permitted to remain on any Numbered Lot.

2.9 Setback Lines. No residence shall be erected on any Numbered Lot nearer to the front line than the building Setback Line as shown on the recorded Plat. No residence shall be constructed nearer than eight feet to any side lot line. On all Numbered Lots having frontage on the Recreational Area, no building shall be constructed nearer to said Recreational Area than the rear building Setback Line as shown on the recorded Plat, provided, however, that the Executive Committee hereunder may approve minor deviations from the requirements of this Paragraph.

2.10 Car Ports. No carports shall be permitted on any lot.

2.11 Fences and walls. Except for driveways and walkways, no fence, wall or any other type of permanent structure or Utility Areas, or any part of the same, shall be erected, placed or allowed to remain in the area of any Numbered Lot lying between the road right of way as shown on any plat referred to in these covenants and restrictions and the edge of any street or avenue.

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