

in size shall be permitted to be parked or stored on the property or on the streets in the subdivision. It is the intention of this paragraph that all vehicles be parked off street and that no vehicles be parked on any streets in the subdivision except on a temporary basis.

2.11 The primary use of all garages and carports shall be storage of vehicles. However, minimum areas of storage in garages and carports shall be permitted for equipment and other items of personal property provided the same is stored neatly at all times.

III.

SETBACKS, LOCATION AND SIZE, IMPROVEMENTS, AND LOTS

3.1 No building shall be erected on any lot nearer to the front lot line than the building setback line as shown on the recorded plat, and any such building shall face toward the front line of the lot except that buildings to be constructed on corner lots shall face in the direction designated by the Architectural Committee. No residence shall be nearer to any side lot line than a distance equal to 10% of the width of the lot measured at the building setback line but in no event shall any residence be less than 10 feet from the side lot line.

3.2 Any detached garage or other outbuilding erected shall be at least 60 feet from the front lot line and no nearer than five (5') feet to any side or rear lot line.

3.3 No wall, fence or hedge in the front yard shall be erected: (1) across or along the front of any lot, (2) along any front side line or (3) along the front building setback line running to the front edge of the house, having a height of more than three (3) feet. All walls, fences or hedges erected in the backyard shall be of a reasonable height. All walls, fences or hedges proposed to be erected or placed on any lot in this subdivision, whether in the front or back, or as part of the original residence designed or a later addition or additions, must first receive the approval in writing of the Architectural Committee after the Committee has received the plans, specifications or design proposed for said wall, fence or hedge. All fences must be constructed of wood, brick or approved type of chain link.

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