

4 BUILDING TYPE AND LOCATION

No structure shall be erected or maintained on Lots 9 and higher other than a detached single-family dwelling not to exceed two and one-half stories in height and no more than one residence shall be permitted upon any one Lot. As to Lots 1 through 7, duplexes may be located thereon. As to Lot 8, it is intended to be a business Lot.

a. OUTBUILDINGS

Outbuildings may be erected on any Lot to the rear of the main dwelling, but shall not be within 10 feet from any property line. Setbacks shown on the recorded Plat shall be superior to the building setback requirements of all buildings.

b. MATERIALS

All structures including garages and outbuildings shall be constructed of new material and unless of some brick, rock or other non-fading materials, the same shall be painted and maintained in a good condition at all times. The materials shall be approved by the Committee. No dwellings or out buildings shall be of stucco or of a geodetic dome design, or of any extremely unusual design without the express approval by the Committee. Outbuildings shall be of the same materials as the home, and if the home is to be painted then the outbuildings must likewise be kept painted and maintained in all respects at all times.

c. ROOFS

All roofs on all buildings shall be covered with a first quality roofing material of either dimensional shingles or three-tab shingles made of asphalt or fiberglass of a minimum of 25-year duration. It is intended that except for duplex housing, all roofs shall contain a minimum pitch ratio of 7 to 12. Again all roofs must be approved by the committee, including duplexes.

d. FOUNDATIONS

All foundations on all buildings, shall be of brick or stone and they may be synthetic but only if the Committee agrees and allows the same to be used. "Foundations" in this paragraph shall mean any exposed area of any building below the first floor level.

e. FENCES

Fencing along the front or sides of any dwelling is prohibited. Fences, if erected, must be located in the back side of the house (opposite of the street). Except for chain-link fences, no other types of fences involving light-gauge metal or wire shall be allowed. In all conditions all fences shall be new and in good condition and shall be maintained in good condition.

f. FIREPLACE / CHIMNEY

Dwellings containing a fireplace and/or chimney of any kind that is visible on the exterior of the dwelling, shall be covered with brick or stone, unless otherwise approved in writing by the Committee.

g. SETBACKS

All buildings shall be controlled by the setbacks shown on the recorded Plat or Plats in this Subdivision. The Committee may require a greater setback.

h. SOUND BARRIER

The rear ten (10) feet or so of each Lot in said Subdivision, including the business Lot, must have trees and vegetation within said area to provide a visual and a sound barrier to the neighbors. Trees of 4" at the base diameter or larger must be maintained within said ten foot area. Where there are no currently existing trees, it is recommended and the Committee may require, that trees or plants shall be located within said area. These plants should vary in height, size, shape, leaf texture and color, as much as practical.

i. SATELLITE DISHES

Satellite dishes of more than 3 feet across are prohibited. Satellite dishes and TV antennas, if any, shall be in the back yard or on the back roof of the building and shall not be visible from the street. But in no case shall satellite dishes or TV antennas be erected without the approval of the Committee.