

Amended and Restated Notice of Restrictions on Real Estate

12/13/2019

5. **Building Description:**

- A. On all lots that are not corner lots, except the one hereinafter designated lot, the dwellings constructed on all non-corner lots must face toward the street. On lot 11, said dwelling must face toward the east.
- B. On all corner lots, except the hereinafter designated corner lots, the dwellings constructed thereon may face toward either street. On lots 1, 12, 17, 20, and 33, said dwelling must face the east. On lot 70, said dwelling must face the north. On lot 16 not only must the dwelling face in a southerly direction, it may not face Katrina Cove.
- C. Except as herein after may be provided by paragraph 21, no portion of any building shall be located any nearer or further from the front lot line, the interior side lot line, the rear lot line, the side street line or the hereinafter designated lot lines than as follows:

All lots except lots 2, 3, 4, 5, 6, 7, 13, 29, 30, and 79 shall have no part of the dwelling constructed on said lots located any nearer than 35 feet or further than 55 feet from the front lot line, or any closer than 10 feet from either side lot line, nor any closer than 25 feet from any side lot line which borders a street.

Lots 2, 13, 29, and 30 shall have the location of any buildings on these lots and the set - back requirements be subject to prior written approval of the architectural control committee hereinafter provided in paragraph 6.

Lots 3, 4, 5, 6, and 7 shall have no part of the dwelling constructed on these lots be located any nearer than 40 feet or further than 55 feet from the front lot line or any closer than 10 feet to any other lot line of said lots.

Lot 79 shall have no part of the dwelling constructed on this lot be located any nearer than 35 feet or further than 55 feet from a line created by drawing a line between the northeast and the northwest corners of said lot or any closer than 10 feet to any other lot line of said lots.