

dwelling house or the structure and the said line. The setback herein provided for any dwelling house or other structure from any street, plot or lot shall be deemed and construed to be the minimum distance between said dwelling house or other structure and the line of said street, plot or lot nearest thereto.

(f) STREET FRONTAGE: The term "street frontage" wherever used in this declaration means and refers to that portion of a lot or building site which borders upon a street fifty feet or more in width. Bordering upon a path does not constitute a street frontage, within the meaning of the said term as used herein.

(g) STREET: The word "Street" wherever used in this declaration means and refers to any street, highway, pathway, or other thoroughfare shown on said map or contiguous to said property, or any part thereof, whether designated thereon as a street, avenue, boulevard, drive, road terrace, way, lane, path or otherwise.

(h) PATH AND LANE: The words "path" and "lane", respectively, wherever used in this declaration mean and refer to any of the pathways designated as path or lane upon the aforesaid map.

"CLAUSE TWO"

Prohibition for Use Against Other Than Private Residence Purposes.

No radio broadcasting station (amateur or otherwise), store, butcher shop, grocery or mercantile or professional business of any kind, except a standard tract office during the period necessary for development of this tract, shall be maintained, carried on or conducted upon said property, nor shall said property, or any part thereof, nor any residence, or portion of any residence, erected thereon, be used by an occupant thereof, or any other person, as an office or place in which to practice or engage in any trade, calling, or profession, or engage in any business, whether professional, mercantile or otherwise, nor for the maintenance of any studio for the teaching of music, vocal or instrumental, or the arts, even though said residence, and the whole thereof, is occupied and otherwise used for private residential purposes only; nor shall any of said property (except streets or parks now, or hereafter opened, laid out or established, open spaces and areas, intended for the general use of the owners of said property shown on said map and the land dedicated, taken or sold for public purposes or uses), be used for any purpose other than private residence purposes. No flat, double house, apartment house, multiple-family dwelling house, bungalow court, duplex bungalow or tenement house shall be erected or maintained on said property, nor shall any hotel or public boarding or lodging house at any time be erected, maintained, carried on or conducted thereon.

"CLAUSE THREE"

Character of Building

No structure shall be erected or maintained upon any lot or building site of said property other than a single family dwelling; and the outhouses hereinafter permitted, the plans and specifications of which shall be approved by an architectural committee of three, appointed by Declarant. Fences must be of attractive design. Outhouses appurtenant to such dwelling houses may be erected and maintained, but no outhouses shall be more than one and one-half stories in height. For the purpose of this Declaration a private garage (not more than one and one-half stories in height) for the use of the owner or occupant of the building site upon which the garage is erected shall be deemed an outbuilding. A private garage may be incorporated in and made a part of said private dwelling house.

"CLAUSE FOUR"

Prohibition Against Temporary Structures and Residence:

No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

"CLAUSE FIVE"

Fence Restrictions

No fence or boundary wall situated anywhere upon any lot shall have a height greater than six feet above the finished graded surface of the ground upon which such fence or wall is situated, nor shall any fence, wall or hedge situated within the set back area of any dwelling as to any street have a height greater than four feet above the finished graded surface of the ground upon which such fence, wall or hedge is situated.

"CLAUSE SIX"

Setbacks

No building shall be erected nearer than fifteen feet to nor further than thirty-five feet from the front lot line, nor nearer than five feet to any side lot line; however, if the topography of size or shape of a lot is such to render this impractical, the above mentioned architectural committee may, in writing, except such lot from said restrictions. The said sideline restriction shall not apply to a garage located on the rear one-half of a lot, except that on corner lots no structure shall be permitted nearer than ten feet to the said street-line.