

EXHIBIT "D"

1. **SETBACK LINES AND SIZE OF BUILDING.** All buildings erected or constructed on any lot shall conform in use, area, and setback limitations to the following table. (No building shall be erected on any lot, the ground floor area of which does not comprise at least the number of square feet designated in this table.)

BLOCK	LOTS	BUILDINGS; MINIMUM SQ. FOOTAGE	USE	MIN. SETBACK REQMTS. FRONT LOTS
A	1-16	1500	R-1	25'
B	1-3	1500	R-1	25'
C	1-8	1500	R-1	25'
D	1-7	1500	R-1	25'
E	1-4	1700	R-1	25'
	5-9	1600	R-1	25'
F	1-25	1800	R-1	25'
G	1-32	1600	R-1	25'
H	1-2	1500	R-1	25'
K	1-23	1500	R-1	25'
L	1-14	1500	R-1	25'
M	1	1500	R-1	25'
N	1-7	1500	R-1	25'
P	1-4	1600	R-1	25'
Q	1-3	1800	R-1	25'
R	1-7	1800	R-1	25'
S	1-2	1600	R-1	25'
	3-11	1500	R-1	25'
T	1-14	1500	R-1	25'

Corner lots of less than 100 feet width shall have a minimum street side setback of 20 feet. Corner lots having 100 feet or more front width shall have a minimum street side setback of 25 feet.

Where two or more lots are acquired and used as a single building site by a single OWNER, the side lot lines shall refer only to the lines bordering on the adjoining property OWNER.

No building shall be erected over a height of 30 feet from ground level.

2. **NO SUBDIVISION.** None of the lots in the SUBDIVIDED PROPERTY shall be divided nor sold except as a whole, without the written approval of the ASSOCIATION.

3. **FILLING IN.** No lot or parcel shall be increased in size by filling in the water on which it abuts, and the canal and lake banks shall be maintained by OWNER as originally constructed.

Setback lines for corner lots and odd-shaped lots shall be as nearly as possible as set out above, except that variations may be authorized by the ASSOCIATION at the time plans for building are approved, and a copy of such plans, including the plot plan, or a record of the variance, will be kept on file by the ASSOCIATION to establish the setback lines as approved.

4. **METHOD OF DETERMINING SQUARE FOOT AREA.** The method of determining square foot area of proposed buildings and structures or additions and enlargements thereto shall be to multiply the outside horizontal dimensions of the building or structure at each floor level. Garages, porches, patios and terraces shall not be taken into account in calculating the minimum square foot area required.

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Where two or more lots are acquired and used as a single building site by a single OWNER, the side lot lines shall refer only to the lines bordering on the adjoining property OWNER.

All homes built will be single story at a maximum height of 30 feet from ground level.

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