

CARRSBROOK RESTRICTIONS

Deed Book 348, page 235

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1. The property is to be used for residential purposes only and no rooming house, boarding house, tourist home, or any other type of commercial enterprise or any church, hospital, asylum, or charitable institution shall be operated thereon.

2. The property shall not be used to park mobile trailer units nor shall any temporary housing of any type be thereon.

3. The construction or alteration of any structure on the property shall not be commenced until plans in sufficient detail to show exterior design, elevation, exterior color schemes, landscaping and site location have been approved by majority vote of a committee of lot owners constituted hereinafter set out. This committee shall consist of three members and shall be elected by a majority vote of all owners of lots within the boundaries of the present property of the Grantors known as "Carrsbrook." The initial committee shall be selected within thirty days following delivery of this deed and shall serve until their successors are chosen, for which purpose a meeting shall be called annually on the second Thursday in January. Election of the committee shall be on the basis of one vote per lot, to be cast by the owner thereof.

4. No plans for the construction of a residence on the land hereby conveyed shall be approved by the aforesaid committee which provide for less than 1750 square feet of ground floor area in the main structure of all new one-story dwellings. In two-story dwellings, no plans shall be approved which provide for 950 square feet of ground floor area of the main wing or less than a total of 1900 square feet of usable living area in the first and second stories of the main structure. In one and a half story dwellings, no plans shall be approved which provide for less than 1400 square feet of ground floor area in the main structure or 700 square feet of usable living area in the second story. Ground floor area shall be computed from outer wall to outer wall without regard to interior walls, and shall be exclusive of breezeway, carport, garage, and basement areas (basement area shall include the lower level of a split level house.)