

ARTICLE II

GENERAL RESTRICTIONS

2.01. Construction of Improvements. Any and all Improvements erected, placed, constructed, painted, altered, modified, or remodeled on any portion of the Property shall strictly comply with the requirements of the Master Declaration and the Architectural Guidelines, unless a variance is obtained pursuant to Section 7.07 of the Master Declaration.

All of the Property shall be owned, held, encumbered, leased, used, occupied and enjoyed subject to the following limitations and restrictions:

- (a) Any residence constructed on any Lot must have a floor area of not less than 2,000 square feet, exclusive of open or screened porches, terraces, patios, decks, driveways, and garages.
- (b) Unless otherwise expressly approved by the Architectural Control Committee the exterior walls, including the chimney, of any residence shall consist of one hundred percent (100%) masonry constructed in strict compliance with the requirements of the Architectural Guidelines. The Architectural Control Committee shall have the authority to permit the use of wood siding in specific circumstances where the Architectural Control Committee determines the limited use of wood siding to be appropriate and consistent with the design requirements set forth in the Architectural Guidelines.
- (c) Fences shall not be required but must be constructed of wrought iron, or a wrought iron/masonry combination to be approved in advance by the Architectural Control Committee and shall be appropriate and consistent with the design requirements of the Architectural Guidelines.
- (d) That portion of the foundation visible from the exterior of the structure must be concealed by extending the exterior masonry material to within eighteen inches (18") of the finished grade.
- (e) The design, specifications, construction materials, and location of all decks shall be approved in advance by the Architectural Control Committee and shall require all vertical supports to be constructed of masonry or masonry veneer.