RESTRICTIONS FOR UNDERWOOD ESTATES

1. Each lot in this subdivision shall be used for a single residence only, except that the subdivider may use certain lots or portions of lots for ingress and egress to and from adjoining real estate.

2. No lot may be subdivided, except that two owners may purchase portions of an intervening lot in which case the entire holding of each owner shall be considered as one lot for the purpose of these restrictions and may only be conveyed as one unit.

3. No structure shall be located nearer the street than fifty (50) feet and nearer than fifteen (15) feet from the exterior side line of any one owner.

—from Lot Lines - not asphalt →

4. No dwelling shall be constructed on any lot until plans for the same have been inspected and approved in writing by an officer of the subdivider.

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5. Any dwelling erected on said real estate shall have a minimum square footage on the principal floor and exclusive of open porches, breezeways and carports, of one thousand eight hundred (1,800) square feet if it be a one-story dwelling and one thousand five hundred (1,500) square feet if it be a two-story dwelling.

6. The subdivider reserves the right to utilize any bridle path or other area dedicated to public use to provide access to adjoining real estate now or hereafter owned by it or to enlarge the area of a lot at the edge of this subdivision by including additional area from such bridle path, other area or adjoining real estate.

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7. No structure of a temporary character, trailer, tent, garage, basement or outbuilding shall be used at any time as a residence and no dwelling shall be occupied until the exterior walls and roof have been completed.

8. The exterior walls of all structures shall extend to grade level.

9. The subdivider reserves for itself, the County, City or other governmental instrumentality, an easement for sanitary sewer lines and facilities across and through the lots in this subdivision, together with the right of ingress and egress to and from the same for maintenance.

* To be omitted from Sandwick deed

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