

EXHIBIT "B"

Supplemental Restrictions Applicable
Only to Lots Described on Exhibit "A"

Every residence shall contain a minimum of two thousand two hundred (2,200) square feet of fully enclosed heated and cooled floor area devoted to living purposes. This area shall be exclusive of roofed or unroofed porches, terraces, decks, and/or garages. In all residences more than one story in height the first story shall contain a minimum of one thousand five hundred (1,500) square feet of heated and cooled floor area devoted to living purposes. In addition to the aforementioned minimum area requirements each residence shall contain an enclosed garage sufficient to contain at least two large automobiles in their entirety. The Architectural Review Board shall have the authority to determine minimum and/or maximum garage dimensions, should the same become necessary, in its sole discretion. No garage shall have an opening for cars that faces the front roadway side of the Lot unless the Architectural Review Board determines that the same is necessary due to the size and/or shape of the Lot.