

Section 22. Dwellings and Garages.

(a) No Dwelling shall have a heated area of less than one thousand (1000) square feet, exclusive of screened area, open porches, terraces, patios and garage. In the case of two-story or split-level Dwellings, the ground floor must be no less than eight hundred (800) heated square feet, exclusive of screened areas, open porches, terraces, patios and garage.

(b) No Dwelling shall exceed two (2) stories in height.

(c) No projections of any type shall be placed or permitted to remain above any roof of the Dwelling with the exception of chimneys and vent stacks.

(d) No Dwelling shall have exposed structural block on its front elevation.

(e) All driveways shall be constructed of solid concrete or decorative pavers approved by the ARB.

(f) All oil tanks, gas tanks, soft water tanks, wood piles, water softeners, well pumps, sprinkler pumps, pool and spa equipment and heaters, and similar mechanical fixtures and equipment, shall be fenced or screened, as approved by the ARB, on three sides so as not to be visible from the front street or side adjoining Lots. This provision shall not apply to air conditioning compressor units (see Section 10).

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