

# RESTRICTIVE COVENANTS

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RESTRICTIONS CONTAINED IN THE PLAT OF "SANDY HOOK YACHT CLUB ESTATES,"

AS FOLLOWS:

No permanent structure or building shall be constructed on any lot, tract or parcel of this plat closer than 20 feet to the margin of any street or road. No lot, tract or portion of a lot or tract of this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 7500 square feet or less than 60 feet in width at its narrowest part. Construction on any lot shall require a building permit and sewage disposal permit prior to commencement of work.

1. Residential lots restricted to single family residence.
2. All dwellings shall have the exterior finished within one (1) year after beginning construction.
3. No house trailers or tents will be allowed.
4. Each dwelling shall have a septic tank for sewage disposal.
5. Each dwelling shall have a minimum of 1000 square feet floor area.

Terms and conditions of Articles of Incorporation and By Laws of Sandy Hook Yacht Club Estates, Inc., and regulations, reservations and restrictions contained therein and any assessments levied pursuant thereto.

All lots are restricted for residential purposes except the following lots and tracts which are dedicated to the Sandy Hook Yacht Club Estates, Inc., as follows:

Tracts A, B, and C; Lots 1, 66 and 122, Block 8.