

SYNOPSIS OF PROPOSED DECLARATION OF RESTRICTIONS

1. The Sky Manor Architectural Control Committee, comprised of Sky Manor property owners, shall retain the right to approve or disapprove the design and exterior appearance of all buildings prior to the start of construction.
2. Membership in proposed Sky Manor associations, including a Sky Manor Aero Club and a Sky Manor Improvement Association, shall be restricted to Sky Manor property owners.
3. The main dwelling on any residential lot shall be of the single family type, but such restriction shall not prevent construction of one guest house attached to or separated from the main dwelling, for the use of non-paying guests.
4. No main dwelling shall be erected containing less than one thousand (1000) square feet of floor area, exclusive of open porches, patios, carports or garages, whether attached or unattached.
5. No construction shall be less than ten (10) feet from the lot sidelines, except that a hanger on the portion facing the North-South Landing Field may be constructed up to the lot sidelines but not closer than ten (10) feet to the Landing Field boundary.
6. No structure on a residential lot shall be used for rooming or boarding house, sanitarium, hospital, store or tavern purposes.
7. No live-stock or poultry shall be kept on any residential lot, normal range of deer and other wild life excepted. Dogs, when not in owner's home, shall be kept fenced in or on a leash.
8. Each property owner shall maintain a garbage disposal container.
9. Each property owner shall maintain his/her premises in a neat and sanitary manner, natural woodsey appearance excepted.

As purchaser(s) of Lot(s)..... (I) (We) accept the above provisions as conditions to the purchase agreement and subscribe fully to the filing of a Declaration of Restrictions embodying the same, as witness our hand and seal this.....day of

....., 19.....

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Witness

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Purchaser

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Witness

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Purchaser