

Building Restrictions for Wrights Wharf Estates

(c) Minimum Size Requirements, Construction Requirements and Prior Declarant Approval. Any dwelling unit erected or maintained on any Lot upon the Property shall meet the following minimum requirements as to size, exclusive of porches, basements, unified attics, breezeways, or garages:

- (1) One-story Unit: 1400 square feet of finished habitable floor area;
- (2) Two-story Unit: 1800 square feet of finished habitable floor area;
- (3) One and one-half story Unit or Cape Cod Unit: 1800 square feet of finished habitable floor area, the first floor of which shall consist of at least 1500 square feet; and
- (4) Bi-level Unit or Split Foyer Unit: 1400 square feet of finished habitable floor area located on the main floor area.