

Control Committee in instances where considerable greenspace or recreation space is proposed.

3.04 Minimum Standards for Approval of Proposed Improvements to Primary Development Tracts:

(i) Residence within Visual Zone. Residences within the Visual Zone shall have a minimum fully enclosed ground floor area devoted to living purposes, exclusive of porches, terraces and garages ("living area") of 2,000 square feet; and if the said residence is a 1½-story Cape Cod, the minimum living area shall be 2,200 square feet with a minimum of 1200 square feet on the ground floor. If the residence is 2-story, the minimum living area shall be 2,400 square feet with a minimum of 1200 square feet on the ground floor.

The exterior walls of all residences shall be of the type hereinabove stated and shall be dark (black, slate gray or dark brown); with only such other colors as may be approved by the Architectural Control Committee in its sole discretion.

