

specifications and the site plan for the proposed Improvement or Dwelling shall be termed to have been approved by the Declarant.

3. Any Dwelling constructed on any Lots which contain 6,000 square feet (hereinafter referred to as "Type A Lot") shall have a fully-enclosed gross living area of no less than 1,800 square feet, exclusive of all garages, steps, stoops, breezeway and utility rooms, all porches, whether open or closed, and all patios, whether covered or uncovered. Any Dwelling constructed on any Lots which contain 11,000 square feet (hereinafter referred to as "Type B Lot") shall have a fully-enclosed gross living area of no less than 2,200 square feet for each one story Dwelling and 2,400 square feet for each two story Dwelling, exclusive of all garages, steps, stoops, breezeways and utility rooms, all porches, whether open or closed, and all patios, whether covered or uncovered. Any one-story Dwelling constructed on any of the Lakefront Lots (hereinafter referred to as "Type C Lot") shall have a fully enclosed gross living area of no less than 2,250 square feet, exclusive of all garages, steps, stoops, breezeways, and utility rooms, all porches, whether open or closed, and all patios, whether covered or uncovered, and any Dwelling of more than one story constructed on any of the Lakefront Lots shall have a fully enclosed gross living area of no less than 2,400 square feet, exclusive of all garages, steps, stoops, breezeways and utility rooms, all porches, whether open or closed, and all patios, whether covered or uncovered.

4. All front, side and rear Lot line setbacks shall conform to the requirements of the City of Virginia Beach Zoning Ordinance in effect at the time each Lot is purchased from Declarant herein. Said setback requirements contained in the Zoning Ordinance of the City of Virginia Beach are hereby incorporated herein by reference. If any Owner wishes to use one and one-half or two or more contiguous Lots as a single building site, the restrictions on the side lot lines for the Lots comprising such single building site shall apply only to the side lot lines bordering the adjoining Lots owned by other persons or entities. Notwithstanding anything in these Covenants which may appear to the contrary, the Declarant shall have the right to permit modifications of the setback restrictions in this Declaration for a particular Lot when, in the sole opinion of the Declarant, the strict enforcement of the setback restrictions in this Declaration would actually prohibit or unreasonably restrict the use of such Lot by its owner as a single-