

ARTICLE I

RESIDENCE CONDITIONS

No building shall be constructed or maintained on any lot or parcel of land shown on said map of Unit #2, except a private dwelling house designed and intended for occupation by no more than one family; flats, apartment houses and all other multiple dwelling houses and rooming and boarding houses being expressly prohibited. There may be constructed and maintained as appurtenant to said dwelling house appropriate outbuildings. Including a private garage and a boat house for the use of the occupants of such dwelling house, and a guest house or housing accommodations for servants, employed on the premises, provided, however, that no such outbuildings shall be more than one story in height, and such guest house or housing accommodations must be attached to the dwelling house or joined thereto by a roofed connection unless a substitute method be approved by the Association's Board of Directors in writing.

All individual service connections, including but not limited to water, sewer, electrical and telephone shall be installed underground from each, residence to designated connection facilities at the lot owner's expense.

Said property shall be used for residence purposes only. It shall not be used for the conduct or maintenance thereon of any form of business, manufactory, or other commercial enterprise, or for any hospital, sanitarium or institution of like or kindred nature.

Notwithstanding the foregoing restrictions, if any portion of said property shall be zoned by the appropriate municipal or county authorities to a zone other than a first residential zone at a time when Declarant is the owner of said portion, then Declarant may erect and maintain on said portion or any part thereof any building or structure permitted by the zoning regulations then controlling. In the event of such a change in zoning affecting any portion of the property, then owned by Declarant, the Declarant may, but is not required to, cancel the restrictions, covenants and charges imposed by this Declaration insofar as it applies to the said portion of the property subject to the change in zoning, such cancellation to be effected by recording in the office of the County Recorder of Santa Clara County, California, a Declaration of Cancellation of Restrictions, duly executed by Declarant and setting forth therein the purpose of such instrument.