

Upon a finding made by the Tract Committee that the nature or quality of the view is unreasonably diminished or unreasonably obstructed by fences, etc. or by trees on any land in this tract, or that outside lights are objectionable under the preceding paragraph, the owner thereof, upon written notice sent by the Tract Committee, within thirty (30) days shall remove, cut down or cut back any such obstructions or remedy the objectionable effect of such lights to the extent specified by the Tract Committee.

Failure of a landowner to comply with any provision of this Section may be remedied by any of the measures provided for in Article V, but should the Tract Committee elect to proceed under Section 3 of Article V, the reasonable expenses involved in the removal of such objectionable things as described above shall become a special assessment levied against said landowner pursuant to Article VII Section 4, as herein provided.

Section 1. Roof Requirements

(a) Non-Glare Materials and Thickness

No roofing materials, although admissible under the City Building Code, shall be used if they are:

(1) of such a nature as glaringly to reflect light;

(2) of less than 1/4 inch thickness;

(3) Subsection (b) (for tract 19890 only).

(b) Pitch

Roofs of any residence or structures shall have a pitch or slope of not less than 2 1/2 inches to each 12 inches, except that up to 25% of the total roof surface may have less or no pitch.

NB: Footnote 8: "Where these restrictions as well as City ordinances regulate the same subject matter, both must be complied with and the higher requirements prevails, For instance, the restrictions provide for a front yard of ten feet where the City may require less or none: the restrictions prevail. Or, the City requires a rear yard of 25 feet minimum while the restrictions do not provide for any rear yard: the City regulation prevails.

