

4.4.2. Maximum Impervious Coverage.

Total impervious coverage, including areas under all roof overhangs and waterproof decks, shall generally not exceed forty-five percent (45%) of the total Lot area. Declarant, in its sole discretion, may increase the allowable impervious coverage on a case-by-case basis, upon application by a Lot Owner and consistent with the provisions of Article IX, section 9.2.5.