

7. No garage or other outbuilding more than one story in height shall be erected on any numbered lot.

III. APPROVAL OF PLAN CHANGES.

1. The Architectural Committee shall be composed of Nis Christian Nielsen, III and Katrina B. Nielsen. In the event of the failure or inability, for any reason, of a member to act, the vacancy created shall be filled temporarily or permanently, as necessary, by the remaining member(s) of the Committee.

2. No improvements or buildings shall be erected on any lot or lots until the building plans, specifications and plot plan showing the proposed type of construction, exterior design and location of such residence have been approved by the Architectural Committee.

3. In order to prevent duplication of buildings or improvements to be constructed in this section or adjacent section the Committee is vested with full authority to approve or disapprove plans for the construction of any building or improvement as to be construed as a practical duplication thereof in the discretion of the Committee.

4. The Committee is authorized by unanimous vote of all its members to approve or ratify in the construction or alteration of any building minor violations of the requirements herein set forth under Section II, "Setbacks, Location and Size of Improvements and Lots", if in the opinion of all the members of the Committee the same shall be necessary to prevent undue hardship because of topography, the shape of any platted lot or the setback lines as shown on the recorded plats, and if in the opinion of the members of the Committee such violation will cause no substantial injury to any other lot owner. In no event may the Committee approve or ratify a violation of the front setback line of more than five (5) feet or of the main building side line restriction of more than four (4) feet or of the restrictions as to building size imposed by Section II hereof. The approval or ratification by the Committee in accordance with this paragraph shall be binding on all persons.

IV. EASEMENTS.

1. An easement is reserved over the rear and side lot lines five (5) feet in width on each lot for the installation, operation and maintenance

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