

4. The Committee may, by unanimous vote, grant a waiver of requirement for the setback lines, for the side lines, and for the lot lines, either prior to construction or after violation; PROVIDED, in the opinion of the Committee, such a waiver should be granted because of topography, the shape of any platted lot, or any other reason which, in the opinion of the Committee, would make it impossible or impractical to comply with the established requirements; PROVIDED FURTHER, in the opinion of the Committee, such a waiver will cause no substantial injury to any other lot owner. In no event may the Committee approve or ratify a violation of the side setback lines or change side lot lines more than five (5') feet unless the purpose and reason for division is to divide the lot between the owners of the adjacent lots to thereby increase the size of both adjacent lots.

Such a waiver, whether for permission or ratification as provided in this paragraph, shall be done in writing in a manner that it can be recorded and it shall be binding upon all persons.

ARTICLE III.

Additional Property. The declarant may from time to time subject additional real property to the restrictions, covenants, reservations, liens and changes herein set forth by appropriate reference hereto.

ARTICLE IV.

Validity. If any section, sub-section, sentence, clause or phrase of these covenants and restrictions for any reason is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of the covenants and restrictions.

IN WITNESS WHEREOF, the undersigned have set their hand and seal this 15th day of May, 1984.

IN THE PRESENCE OF:

SMITH & STEELE BUILDERS, INC.

J. H. Phleggy

By Ted D. Smith
Ted D. Smith, President

Burt Wade

By John R. Steele
John R. Steele, Vice Pres.