

said committee, the remaining member or members shall have full authority to approve or disapprove such design and location or to designate a representative of like authority. In the event said committee or its designated representative fails to approve or disapprove such design or location within thirty days after such plans and specifications have been submitted to it, or, in any event if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with.

Neither the members of such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

The powers and duties of such committee and its designated representative shall cease on and after January 1, 1972. Thereafter the approval required in this covenant shall not be required unless prior to said date and effective thereon a written instrument shall be executed by the then owners of a majority of the lots in this sub-division and duly recorded appointing a representative or representatives who shall thereafter exercise the same powers previously exercised by such committee.

C. No building shall be located nearer to the front lot line or nearer to the side street line than the building set back lines shown on the recorded plat.

D. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

E. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

F. The ground floor area of the main structure exclusive of one story open porches and garages shall be not less than 1500 square feet in the case of a one-story structure nor less than 2200 square feet in the case of a one and one-half, two, or two and one-half story structure.

G. No building shall be located nearer to the front lot line or nearer to the side street line than the building set back line shown on the recorded plat.