

plat and any such residence shall face towards the front line of lot except residences on Lots Nos. 140, 142, 143, 165, 168, 169, 172, 174, 177, 178, 180 and 183, which shall face at the angle towards the intersection as shown on the recorded plat. No residence shall be located nearer than fifteen (15) feet to side street line.

(4) The minimum permitted ground floor area of the main structure, exclusive of one-story open porches and garages, located on Lots Nos. 155 - 164 A, inclusive, shall not be less than 1,800 square feet, nor less than 1,200 square feet on each story for a full two-story residence. The minimum permitted ground floor area of the main structure, exclusive of one-story open porches and garages, located on Lots Nos. 123 - 129, inclusive, shall not be less than 1,600 square feet, nor less than 1,100 square feet for a two-story residence. The minimum permitted ground floor area of the main structure, exclusive of open porches and garages, located on all other lots in Section III, Lake Forest, exclusive of the lots hereinabove mentioned shall be not less than 1,300 square feet, nor less than 1,100 square feet for a two-story residence.

(5) No trailer, basement, tent, shack, garage, barn, or other outbuilding erected upon any lot shall at any time be used as a residence, temporarily or permanently. No structure of a temporary nature shall be used as a residence. No house-trailer shall be permitted on this property.

(6) No residence of any kind shall be erected, placed or altered on any lot or lots in this subdivision until and unless the building plans, specifications and plot plan showing the proposed type of construction, exterior design and location of such residence have been approved in writing as to conformity and harmony of external design and plans are consistent with existing residences in the subdivision, and as to the location of the structure with respect to topography and finished ground elevation by a committee composed of S. W. Creech, L. E. Dellinger and John S. Taylor, Jr., or by a representative designated by the said committee. In the event of the death, resignation or absence of any member of said committee, the remaining members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within thirty (30) days after the plans, specifications and plot plan have been submitted to it, or in any event, if no suit to enjoin the erection of such residence 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, as the case may be, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and of its designated representatives shall automatically cease on and after September 1, 1979. Thereafter, the approval described in this covenant shall not be required unless prior to the said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision, and duly recorded, appointing a representative or representatives who thereafter shall exercise the same powers previously exercised by the said committee.

(7) Sewerage disposal shall be by municipal sewerage disposal system or by septic tank complying with the specifications of the State Board of Health.

(8) No residence shall be erected or placed on any lots having a width of less than 90 feet at the minimum set back lines, except lots Nos. 140, 142, 143, 165, 168, 169, 172, 174, 177, 178, 180 and 183, upon which the width of the main building set back line shall be as shown on the recorded plat; nor shall any residence be erected or placed on any lot of land having an area of less than 15,000 square feet. No detached garage shall be nearer than 75 feet from the front lot line, nor less than 15 feet to any side or rear lot line.

(9) An easement is reserved over the rear Five (5) feet of each lot for the installation, operation and maintenance of utilities and for drainage purposes. An easement is also reserved for drainage purposes across certain lots as shown on the recorded plat.