

and harmony of external design with existing structures in the development, and as to the location of the building with respect to topography and finished ground elevation, by an architect committee composed of I. H. Philpot, J. E. Williams, and B. E. Huff or by a representative designated by I. H. Philpot, Trustee. In the event of death or resignation of any member of said committee, the remaining member 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 said plan and specifications have been submitted to 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.

(C) Building Location. No building shall be located on any building site nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any building site nearer than 30 feet to the front lot line or nearer than 20 feet to any side street line. No building shall be located nearer than 8 feet to an interior lot line, except that no side yard shall be required for a detached garage or other detached permitted accessory building located 50 feet or more from the front lot line. No dwelling shall be located on any interior building site nearer than 25 feet to the rear lot line. For the purpose of this covenant, eaves and steps shall not be considered as a part of a building, and open porches shall not be considered as a part of a building, when on the front or rear thereof, but shall be considered as a part of a building when on the side thereof, provided however, that this shall not be constructed to permit any portion of a building, on a building site, to encroach upon another building site.