

2. DWELLING QUALITY AND SIZE. No one-story dwelling shall be permitted on any lot with a ground floor living area of less than 1,000 square feet exclusive of open porches and garages, nor less than 850 square feet of ground floor living area exclusive of porches and garages for a dwelling of more than one story. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans and specifications have been approved by a committee composed of T. G. Crymes, Jr., Frank E. Collins, Wilkins Norwood or by a representative duly authorized by this committee for such purpose. If any one or more of the named members of this committee shall resign or cease to serve for any reason, a successor to such member can be selected by a majority of the lot owners in North Garden Development. Each lot through its owner shall have one vote in any such procedure for selection of members of the committee.

3. BUILDING LOCATION. No building shall be located on any lot 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 lot nearer than 40 feet to the front lot line, or nearer to any side street line than a distance equal to 10 percent of the total width of such lot at the point of location of the building setback line. No building shall be located nearer to any interior lot line than a distance equal to 10 percent of the total width of such lot at the point of location of the building setback line.

4. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 65 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 10,000 square feet.

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

6. TEMPORARY STRUCTURES. No structure of a temporary character trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.