

(2) No residence shall be erected on any lot nearer to the front lot line than 40 feet and any such residence shall face towards the front line of said lot, except the corner lots which may face at an angle towards the intersection. No residence shall be erected nearer than 15 feet to any side street line.

(3) No lot shall contain more than one residential structure, but this restriction shall not prevent the purchaser from using more than one lot on which to construct one residence. No residence shall be erected on any lot at a cost of less than \$12,000.00 based upon construction cost levels prevailing on the date these covenants are recorded. It being the intention and purpose of this covenant to insure that all residences shall be of a quality of workmanship and materials substantially the same or better than that which can be produced at the time these covenants are recorded at the minimum cost stated herein for the minimum permitted residence size. The ground floor area of the main structure exclusive of one-story open porches and garages, shall not be less than 1500 square feet for a one story residence nor less than 1200 square feet for a two-story residence.

(4) 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.

(5) 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 J. H. SITTON, M. G. PROFFITT AND W. W. WILKINS, 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 number shall have