

better than that which can be produced at the minimum cost stated herein for the minimum permitted size of residences on the date these covenants are recorded. The minimum ground floor area of the main structure, exclusive of one story open porches and garages shall not be less than eighteen hundred (1800) square feet for a one story residence or split-level residence, nor less than twelve hundred (1200) 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 property 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 on the property, and as to the location of the structure with respect to topography and finished ground elevation by a committee composed of Norman G. Anderson, John S. Taylor, Sr. 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 number 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 representative shall automatically cease on and after July 1, 1976. 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 property, and duly

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