

5. Any duplex residences constructed on Lots numbered 1, 2, 3, 5, 35 or 36 shall be subject to all plans being approved by the Committee established in paragraph 7 below and only at the option of John S. Taylor, Jr.; also, the plans for any duplex residences shall be first approved and shall contain not less than 2500 square feet of floor space and said duplex residences shall be of such a design as to not have the appearance of the customary duplex.

6. No trailer, basement, tent, shack, garage, barn or other out-building 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 housetrailer shall be permitted on this property.

7. 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 T. A. McCarter, John S. Taylor 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 member shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In order to prevent duplication of houses to be constructed in said subdivision, the Committee is vested with full authority and shall reserve to itself the right to disapprove plans for the construction of any house with its major features so similar to an existing house as to be construed as a practical duplication thereof in the discretion of the Committee. 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 January 1, 1982. 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.

8. Sewage disposal shall be by municipal sewage disposal system or by septic tank complying with the specifications of the State Board of Health.

9. No residence shall be erected or placed on any lot having a width of less than 100 feet at the minimum building setback line nor shall any residence be erected or placed nearer than 10 feet to any side line. No detached garage shall be nearer than 75 feet from the front line nor nearer than 5 feet to any side or rear lot line.

10. An easement is reserved over the rear 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.