

composed of C. Henry Branyon, F. M. Branyon and Robert N. Daniel, Jr. In the event of death or resignation of any member of said committee, the remaining member or members shall have full power and authority to approve or disapprove such design and location or to designate a representative of like authority. In the event said committee or its designated representative fails to approve or disapprove such design or location within thirty days after such plans and specifications have been submitted to it, 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 shall 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. The powers and duties of such committee and its designated representative shall cease on and after January 1, 1979. Thereafter, the approval required in this covenant shall not be required unless prior to said date and effective thereon a written instrument shall be executed by the then owners of a majority of the lots in this subdivision and duly recorded, appointing a representative or representatives who shall thereafter exercise the same powers previously exercised by such committee.

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

D. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure or a temporary character be used as a residence.

E. The ground floor area of the main structure exclusive of one story open porches and garages, shall not be less than 900 sq. feet in the case of one family dwellings and not less than 1350 sq. feet in the case of a duplex or two family dwelling.

F. All one family dwelling houses shall have the equivalent of two bedrooms and a den and all duplex dwellings shall have at least two bath rooms.

G. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. It is the intent to refer to the body of the house and not to steps, porches, bay windows and like parts of houses. No building shall be located nearer to any side lot line than the distance represented by ten percent of the lot frontage on which said building is to be located.

H. A five-foot easement is reserved along all side and rear lot lines for drainage and utility installation and

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