

2. DWELLING QUALITY AND SIZE. No one-story dwelling shall be permitted on any lot with a ground floor living area of less than 1200 square feet exclusive of open porches and garages, nor less than 1000 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, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation by a committee composed of W. N. Leslie, Wilkins Norwood, W. E. Shaw and T. G. Crymes, Jr., 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 a member shall be selected by a majority of the lot owners in the subdivision to which these restrictions are applicable. Each lot through its owner shall have one vote in any such procedure for selection of members of this committee. In the event said committee or its designated representative, fails to approve or disapprove such design and location within thirty days after 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 will be deemed to have been fully complied with.

3. BUILDING LOCATION. No building, including garages, shall be located on any lot nearer to the front lot line or nearer to the side street line or side lot line than the minimum building set back lines shown on the recorded plat. In any event, no building shall be located on any lot nearer to the front lot line than the building set back line as shown on the recorded plat, nor nearer to any side street line or side lot line than a distance equal to 10% of the total width of such lot at the point of location of the building set back line.

4. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 75 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot