

subdivision. It shall be the duty of this committee to assure that no building or buildings by reason of design thereof shall devalue any other plot or plots in the subdivision. The building committee shall consist of Marie Dreher, Annie Marie Byrd and Joseph H. Long, or a majority of them or of a representative designated by a majority of the members of the said committee. In the event of death or resignation of any member of the said committee, the remaining member or members shall have full authority to approve such design or location within thirty (30) days after the said sketches, plot plans, permanent plans and specifications have been submitted to it, or in any event if no suits to enjoin the construction of such building or the making of such alterations have 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 the said building committee nor its designated representative shall be entitled to any compensation for service performed pursuant to this covenant. The powers and duties of such committee shall cease on and after January 1, 1988. 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 owners of record, of a majority of the lots in this subdivision, duly recorded shall appoint a representative, who shall thereafter exercise the same powers and duties previously exercised by the said committee. In the event of the death, or resignation of any member of the said committee the remaining members shall select a successor member at any time up until January 1, 1988. No member of this committee, or his or her successors shall be responsible or liable personally in any manner whatsoever to any person, firm or corporation for any action taken or omitted while serving as a member of said committee.

(3) No lot shall be re-cut so as to fact in any direction other than as shown on the recorded plat of this subdivision.

(4) No building shall be located nearer to the front lot lines than as shown on the building set back line on the recorded plat. No building, exclusive of open porches or breezeways shall be located nearer to the side street or side lot line that ten (10%) per cent of the width of the lot on the building line. No building shall be located nearer than ten (10) feet to the rear lot line.

(5) No single floor residential structure shall be erected or placed on any building plot which structure shall have a ground floor area of less than Nine Hundred (900) square feet. No residential structure having more than one (1) story shall have a ground floor area of less than Seven Hundred (700) square feet. The minimum ground floor areas set out shall be exclusive of porches, breezeways and garages.

(6) An easement five (5) feet in width is reserved along each side and rear lot line for drainage and utilities.

(7) 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.

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