

1. These lots shall be used solely and exclusively for single-family residential dwellings.

2. 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 by L. C. Montgomery, Jr. and R. C. Galloway, or by a representative designated by the members of said committee. In the event of the death or resignation of a 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 the event said committee, or its designated representative, fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or buildings, 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, will 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 cease on and after January 1, 2,000. Thereafter, the approval described in these covenants shall not be required unless, prior to 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 shall thereafter exercise the same powers previously exercised by said committee.

3. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line as shown on the recorded plat. No residence shall be located nearer than eight feet to any side lot line at the building setback line. The Building Committee designated hereinabove shall have the authority to waive the regulations of this paragraph and of the recorded plat as to the facing of buildings and as to the side line and setback line requirements.

4. No detached building, garage, or other outbuilding shall be located nearer than 75 feet from the front lot line, nor nearer than eight feet to any side or rear lot line.

5. No lot shall be re-cut so as to face in any direction other than as shown on the recorded plat.

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