

2. No building shall be erected, placed or altered on any building lot in this subdivision until the building plans, specifications and plat plan showing the location of such building shall have been approved in writing as to conformity and harmony of external design and materials 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 Keith R. Smith, or by a representative designated in writing by the member of said committee. In the event of the death or resignation of the member of said committee, James A. McGaughey 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 (30) days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such 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 member of such committee, nor his 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, 1992. 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 set back line shown on the recorded plat. All residences shall face toward the front of the lot with the exception of the corner lots on which the facing of the residence is indicated by an arrow as shown on the recorded plat. No building shall be located nearer to any inside lot line than ten (10%) per cent of the average width of the lot, except attached garages and other outbuilding which shall not be located nearer than seventy-five (75) feet to the front lot line nor nearer than ten (10) feet to any side or rear lot line. The building committee designated in Paragraph 2 shall have authority to weigh the requirements of this Paragraph and of the recorded plat as to the facing of these buildings and as to the side line and set back line requirements.
4. 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. No horses, ponies, chickens, pigeons or livestock of any type shall be kept or raised on any lot in the subdivision.
5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. No fence shall be placed nearer the street than the building line as shown on the plat.
6. The ground floor area of the main structure of any one-story residence shall be not less than 1,600 square feet, but if the house has a finished basement, the minimum area of the main floor may be 1,500 square feet.

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