

(C) No buildings shall exceed two stories or twenty-eight feet in height.

(D) No buildings or structures shall be located on any said lot nearer to the front line than the set-back line as shown on plat above referred to and no nearer than ten feet to any side line. No hedge, fence or wall shall be erected across, on, or along the front of any lot nearer to the street than the building set-back line having a height in excess of three feet.

(E) None of the lots appearing on the plat above set out shall be subdivided or changed so as to decrease either the width or area of any lot shown on said plat.

(F) Fuel tanks and fuel containers of any nature shall be covered or buried underground consistent with normal safety precautions.

(G) There shall be constructed on lots to this subdivision one family dwelling only and no building on any one lot shall be occupied by more than one family at any one time.

(H) No one-story, split-level, or story and half building shall be constructed containing less than 1,300 square feet on any lot.

In computing the square footage of any split-level residence and tri-level residence, credit shall be given for one-half the square footage of any basement which is furnished and heated.

No two-story residence shall be constructed on any lots of said subdivision containing less than 800 square feet of floor space of the ground floor or less than 600 square feet on the second floor.

(I) There is specifically reserved an easement of five feet in width at the rear and side of each lot for the purpose of the installation, operation and maintenance of utilities and for drainage. Such easements as are provided for herein are shown on the plat above referred to.

ARTICLE II.

There shall be an Architect Control Committee composed of Ralph S. Hendricks, R. W. Riley, and R. E. L. Freeman, or their successors in office.

(A) A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining member shall have full authority to designate a successor. Neither the members of the Committee nor its designated representatives shall be entitled to any compensation for service performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers and duties.

(B) Procedure. The Committee's approval or disapproval as required by these covenants shall be in writing. In the event the Committee or its designated representatives fails to approve or disapprove within thirty days after plans and specifications have been submitted to it or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the required covenants shall be deemed to have been fully complied with.

(C) The Architect Control Committee shall have submitted to it all plans and specifications showing buildings to be constructed upon numbered lots. It shall have the authority to approve or disapprove such plans and specifications. No building shall be erected or altered on any lot until these plans and specifications together with a plat showing the location of the structure upon the lot has been approved by the Committee as to the quality of workmanship or material, the harmony of exterior design with existing structure, and the location with respect to topography and finish grade elevations.