

15. The right is reserved to lay or place or authorize the laying and placing of sewer, gas and water pipe lines, telephone, telegraph and electric light poles on any of the streets, alleys and byways shown on said plat, or hereafter cut, without compensation or consent of any lot owner in said subdivision. An easement for the installation and maintenance of utilities and drainage facilities is reserved over said streets, alleys and byways.

16. Easements for utility installation and drainage facilities are reserved over and across the side and rear five feet of all of said lots, with the provision that in the event that one or more lots or portions thereof are joined together to form a larger lot, the easements shall be only on the side and rear boundaries of the lot as formed.

17. No building shall be erected, placed, altered, or permitted to remain on any of said lots until and unless the building plans, specifications and plot plan showing the location of such building, the proposed type of construction and the exterior design have been approved in writing as to conformity and harmony of external design with the existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation by the architectural committee, or by a representative designated by a majority of the members of said committee. One set of plans, specifications and plot plan shall be left or filed with the committee. In the event said committee, or its designated representative fails to approve or disapprove such design, plans, specifications and locations within thirty (30) days after said plans 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 or improvements has been commenced prior to the completion thereof, or the substantial completion thereof (in excess of 60%) such approval will not be required and this covenants will be deemed to have been fully complied with and no suit or claim shall then be available to said committee or other lot owner as the same would not constitute a violation thereof.

(A) The architectural committee shall be composed of David Pavluk and Sonia Pavluk. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to act herein to either approve or disapprove plans, design or location or to designate a representative with like authority. A quorum of the committee shall constitute all members of the committee. Neither the members of such committee, or its designated representative shall be entitled to any compensation for the services performed pursuant to this covenant.

(B) In order to prevent duplication of buildings or improvements to be constructed, the committee is vested with the authority to approve or disapprove applications when the building or improvements have major features so similar to an existing building or improvement as to be construed as a practical duplication thereof, in the full and complete discretion of said committee.

(C) The terms, "building", "improvement", or "residence", shall be deemed to include the erection, placement or alteration of any building or improvement including any wall or fence.

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