

breezeways; and no two-story house shall be constructed on any of said lots containing less than 1,400 square feet of floor space on each floor, exclusive of porches, garages and breezeways; and it is understood that no credit in calculating square foot area shall be given for basements of split-level houses.

5. No trailer, basement, tent or outbuilding or temporary structure on any lot shall at any time be used as a residence. No house trailer shall be permitted on this property.

6. No residence, of any kind shall be erected, placed or altered on any lot shown on the above referred to plat until and unless the building plans, specifications and plot plan showing the proposed type of construction, exterior design and location of such residence shall have been approved in writing as to conformity and harmony of external design and plans are consistent with existing residences in the subdivision and as to the location of the structure with respect to the topography and finished ground elevation by a committee composed of Eleanor H. Bishop, Homer E. Bishop, and J. Calvin Summey, or by a representative designated by said committee, In the event of the death, resignation or absence of any 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 order to prevent duplication of houses to be constructed in said subdivision, the committee is vested with full authority and shall reserve to itself the right to disapprove plan for the construction of any house with its major features so similar to an existing house as to be construed as a practical duplication thereof in the discretion of the committee. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within thirty (30) days after the plans, specifications and plot plan have been submitted to it, or in any event, if not suit to enjoin the erection of such residence 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, as the case may be, shall 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 automatically cease on and after March 1, 1997. 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 record owners of a majority of the lots in this subdivision, and duly recorded, appointing a representative, or representatives, who thereafter shall exercise the same powers previously exercised by the said committee.

7. Sewage disposal shall be by municipal sewage disposal system or by septic tank complying with the specifications of the State Board of Health.

8. No detached garage shall be nearer than 75 feet from the front line nor nearer than 15 feet to any side nor five feet to any rear lot line. Any Garage placed on said property will have to

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