

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.

ARTICLE IV

PUBLIC COMPLIANCE

The improvement or use of a Lot either now or in the future within Section III shall comply in all respects with regulations, ordinances or other public controls on such improvement or use which have been officially established, or may in the future be officially established, by the appropriate governmental authority, if any. In the event a disparity exists, either now or in the future, between a restriction established under these restrictions and a similar restriction established by such governmental authority, the more limiting restriction shall govern. No initial construction, additional improvement or modification of an existing improvement shall be made on any Lot until Owner has submitted the plans and specifications to the Committee for its approval as provided herein and has received such approval and further has obtained such building permit as may be required by the appropriate governmental authority.

ARTICLE V

PROHIBITED ACTIVITIES

Section 1. No noxious or offensive activity shall be carried on anywhere on the property subject to the covenants, nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood. No Lot or any part thereof shall be used for any business or commercial purpose or for any public purpose.

Section 2. No animals shall be kept, maintained or quartered on any Lot except that cats, dogs and caged birds may be kept in reasonable numbers as pets for the pleasure of the occupants. Pets shall at all times be kept properly fenced or on a leash.

ARTICLE VI

BUILDING SETBACKS

No building or structure of any kind shall be erected on any Lot nearer to a Front Lot Line than the minimum building setback line shown

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