

Section 13. "Rear Yard" shall mean and refer to that area on any lot lying between the rear lot and rear building setback line as established on a final subdivision plat or otherwise established by ordinance or by these Restrictions.

Section 14. "Dwelling" or "Dwelling Unit" shall mean and refer to a fully enclosed structure located on a lot and used for human habitation. "Main Dwelling Unit" shall mean and refer to any such structure used as a principal residence.

ARTICLE II

SCOPE OF RESTRICTIONS

The Covenants, Conditions and Restrictions herein set forth shall constitute covenants running with the land hereinabove described and shall be binding on Developer, its successors and assigns, and upon all persons or entities acquiring any lot within Phase X, Section I, whether by purchase, descent, devise, gift or otherwise, from the date hereof until the 1st day of January, 1993. At the date of expiration of said initial term, these Covenants, Conditions and Restrictions shall automatically be extended for successive periods of ten (10) years unless prior to any date of expiration a majority of the then owners within Phase X, Section I shall execute a notarized agreement in writing terminating or revising these Restrictions and shall cause such agreement to be recorded in the Office of the County Recorder or in such other office as conveyances or real estate may be required to be filed at that time.

ARTICLE III

ARCHITECTURAL COMMITTEE

Section 1. There is hereby created an Architectural Committee (hereinafter called the "Committee") which shall be composed of three (3) representatives appointed by Developer, or its successor. In the event of the failure or inability, for any reason, of a member to act, the vacancy created shall be filled temporarily or permanently, as necessary, by the Developer or its successor.

A majority of members shall constitute a quorum and a majority vote shall be required for the transaction of any business of the Committee.

Section 2. No improvements or buildings shall be erected, placed or altered on any lot or lots until and unless the landscaping plan, buildings plans, specifications and site plan showing the proposed type of construction, exterior

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