

5. No trailer basement, tent, shack, garage, barn or other outbuildings erected in said subdivision shall at any time be used as a residence temporarily or permanently, except as servant's quarters pertinent to the main residence, nor shall any structure of a temporary character be used as a residence.
6. No dwelling costing less than Twelve Thousand (\$12,000.00) Dollars based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than those which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than Fourteen Hundred (1400) square feet for a one story dwelling, nor less than Fourteen Hundred (1400) square feet for a dwelling of more than one story.
7. All sewerage disposal shall be by septic tanks meeting the approval of the State Board of Health, until such time as municipal sewerage disposal is made available. All fuel tanks and garbage units will be Under Ground.
8. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.
9. This property shall not be recut so as to face any direction other than is shown on the recorded plat thereof, except that the undersigned reserve the right to resubdivide said premises, in any manner, at any time; but such changes shall not affect any of these covenants.
10. No building shall be erected, placed, or altered, on any building plot in this Subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures. in the Subdivision, and as to location of the building with respect to topography and finished ground elevation by a committee composed of Thomas E. DeMint, Betty R. DeMint, and J. W. Rawlings, or by a representative designated by a majority of the members of said committee. In the event of the death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority in the event said committee, or its designated representative fails to approve or disapprove design and location within thirty (30) days after said plans and specifications 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 has been commenced prior to the completion