

representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 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 building 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 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 cease on and after January 1, 1975. Thereafter the approval described in this covenant shall not be required 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.

8. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat.
9. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7500 square feet or a width of less than 60 feet at the front building setback line.
10. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
11. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
12. The ground floor area of the main structure of the dwelling, exclusive of one-story open porches and garages, shall be not less than 1100 square feet in the case of a one-story structure nor less than 900 square feet in the case of a one and one-half, two or two and one-half story structure.
13. Easements for drainage and utility installation and maintenance are reserved as shown on the recorded plat and over and across all lots as shown on said recorded plat.
14. No fences of any type shall be erected on any residential lot in front of the front wall of the dwelling located on said lot, except that a fence not in excess of three feet in height will be permitted to be located between the front wall of the house and the street, and provided such fence so erected shall not