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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 J. H. Sitton, C. E. Robinson, Jr. and R. M. Gaffney, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design or to designate a representative with life authority. In the event said committee or its designated representative, fails to approve or disapprove such design and location within thirty 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.

8. Neither the members of such committee, or its designated representative, shall be entitled to any compensation for services performed to this covenant. The powers and duties of such committee, and of its designated representatives, shall cease on and after June 30, 1980. 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.

9. No building shall be located nearer to the front lot line than the building setback line shown on the plat. No building shall be located nearer to any side lot line than the distance represented by 10% of the average width of such lot, and in no event shall be less than 5 feet, but need not be greater than 12 feet.

10. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 10,000 square feet or width of less than 75 feet at the front building setback line.