

8. No live stock, cattle, swine, sheep, goats or other such animals of similar breed shall be permitted to be kept on any lots. Likewise, no chickens, ducks, geese, or other such fowls shall be permitted or kept on any of said lots, except that fowls may be maintained in a limited number, not in excess of 10, for the purpose of being consumed by the family residing on said lot.

9. Easements for utility installation and maintenance are reserved over and across the rear 5 feet of all said lots.

10. No building, including the dwellings, detached garages and outbuildings shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plans 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 E. P. Gravitt, Sr. and E. P. Gravitt, Jr. In the event of death or resignation of any member of said committee, the remaining members or member shall have full authority to approve or disapprove such design and location or if said committee, or its designated representative, fails to approve or disapprove such design or location within thirty days after such 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 shall be deemed to have been fully complied with. Neither the members of such committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and its designated representative shall cease on and after January 1, 1980. Thereafter, the approval required in this covenant shall not be required unless prior to said date and effective thereon a written instrument shall be executed by the then 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 such committee.

11. No noxious or offensive trade or activity shall be carried on upon any lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

12. No trailer, basement, tent, shack, garage, barn or other out building erected in said lots 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 on any lot.

13. If an outside fuel tank is used in connection with a dwelling, it shall be placed under ground. Concrete blocks shall not be used so as to be visible from outside said structures. ~~No fences shall be constructed or placed on said property between the front lot line or street line and the building set-back line or front wall of the house which exceed 18 inches in height.~~ Fences of any height may be placed on the property between the front setback line or front wall of the house and the rear of the property.

continued on next page

BOOK 729 PAGE 244