

If the parties hereto (including the owner of any portion of the premises) or any of them or their heirs, successors or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them or it from so doing or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All property within the tract shall be known and described as residential property, except, however, the committee provided in Paragraph 2 may in its sole discretion designate certain portions thereof for educational and/or religious purposes, and such use shall not be a violation of these covenants. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two and one-half stories in height, a private garage, guest house, domestic employee's quarters and other non-commercial outbuildings such as a child's play house, a small hobby greenhouse and structures of a like nature. A stable to accommodate not more than two horses may be erected on any lot which has an area in excess of three acres, provided, however, that the owner of any plot having an area of less than three acres may apply to the committee provided in Paragraph 2 for permission to erect a stable and the committee may in its sole discretion, grant or deny such owner's request. Garages may be attached to residences and, if

Continued on next page