

V

No livestock, cattle, swine, sheep, goats or other such animals of similar breed shall be permitted to be kept on any of the numbered lots or tracts.

VI

No dwelling shall be permitted on any lot in this tract having a ground floor area of the main structure, exclusive of one-story open porches and garages, of less than the following square footage living area in the case of one-story structures:

- 1,250 square feet as to Lots Nos. 1-7, inclusive
- 1,250 square feet as to Lots Nos. 18-42, inclusive
- 1,400 square feet as to Lots Nos. 8-17, inclusive
- 1,400 square feet as to Lots Nos. 43-48, inclusive,

or in the case of a one and one-half story or two story structure on any of said numbered lots of less than 1,100 square feet living area, as to the ground floor.

VII

An easement is reserved over the sides and rear five (5') feet of each lot for utility installation and maintenance, in addition to easements along the streams as shown on the recorded plat, said easement also being reserved for drainage.

VIII

No building shall be erected, placed, or altered on any building lot or tract 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 buildings with respect to topography and finished ground elevation, by a committee composed of A. O. Jones, Sue F. Jones and J. Odell Jones.

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 that said committee, or its designated representative fails to approve or disapprove such 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 building or the making of such alteration 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 June 1, 1984, and thereafter the approval described in this covenant shall not be required unless prior to that date, and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in said subdivision and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

IX

Compliance as to set back lines, and location of building on said property shall not be enforced as to those buildings existing on said property as of the date of these covenants.

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