

3. No building shall be located on any lot closer to the street than the building set-back line as shown on the plat, nor shall any lot be used for a residence, which has been resubdivided.

4. No subdivided lot shall be re-cut so as to face any direction other than is shown on the subdivision plat.

5. No residence shall be constructed on any lot having an area of less than 1,700 square feet, exclusive of open porches and garages.

6. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plat 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 buildings with respect to topography and finished ground elevation, by a committee composed of C. Lee Dillard and E. F. Cunningham, or by a representative designated by said committee. In the event of death or resignation of any member of said committee, the remaining member shall have full authority to approve or disapprove such designs, and location, or to designate a 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 the event if no suit to enjoin the erection of such building, or the making of such alterations have been commenced prior to the completion thereof, such approval 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, 1980. Thereafter the approval described

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