

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 of its designated representatives, shall cease on and after May 1, 1987. 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.

3. No building shall be located on any lot nearer than Forty (40) feet to the front lot line, nor nearer than Forty (40) feet to any side street line as shown on said plat. No building shall be located nearer than Ten (10) feet to an interior lot line, except that a side yard of Five (5) feet or more shall be required for a garage or other permitted accessory building located on the rear one-fourth of the lot.

4. No building shall be erected or placed on any lot in this subdivision which has less frontage than that shown on the plat made a part of these covenants.

5. No building shall be constructed or permitted on Lots Nos. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 25 at a cost of less than \$15,000.00 based upon cost levels prevailing at the date these covenants are recorded, and the ground floor area of the main structure on the above mentioned lots, exclusive of one-story open porches, garages, and basements, shall not be less than 1,500 square feet for a one-story dwelling, nor less than 1,250 square feet for a dwelling of more than one story. The construction cost figure on Lots Nos. 12, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 26 shall be not less than \$17,500.00, and the ground floor area of the main structure, exclusive of one-story open porches, garages, and basements, shall be not less than 1,750 square feet for a one-story dwelling, nor less than 1,450 square feet for a dwelling of more than one story. The construction cost figure on Lots Nos. 13, 14, and 15 shall be not less than \$18,500.00, and the ground floor area of the main structure, exclusive of one-story open porches, garages, and basements, shall be not less than 1,850 square feet for a one-story dwelling, nor less than 1,500 square feet for a dwelling of more than one story. It is the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded, at the minimum respective costs stated herein for the minimum respective permitted dwelling size.

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

7. No sign shall be erected on any lot, except for the sale or rental of said lot or lots.

8. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the subdivision 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.

9. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear and side ten feet of each lot.

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