

design and location of such residence have been approved in writing as to conformity and harmony of external design and consistence of plans with existing residences or other buildings and as to the location of the structure with respect to topography and finished ground elevation, by the architectural committee.

3. In order to prevent duplication of buildings or improvements to be constructed the committee is vested with full authority to approve or disapprove plans for the construction of any building or improvements with its major features so similar to an existing building or improvement as to be construed as a practical duplication thereof in the discretion of the committee.

4. In the event said committee fails to approve or disapprove such designs and plans within two weeks after said plans have been submitted to it or in any event, if no suit to enjoin the erection or alteration of such building or improvement has been commenced before such erection or alteration is substantially completed, such prior approval will not be required and this covenant will be deemed to have been fully complied with and no suit or claim will be available to said committee, nor to any lot owner or other person. The term "building or improvement" shall be deemed to include the erection, placement, or alteration of any wall or fence to be made in any lot.

5. Application for approval as required herein shall be made to the committee or to any member thereof; at the time of making such application there shall be submitted building plans, specifications and plot plan all in duplicate. One copy of such plans and specifications will be retained by the committee and the other copy will be returned to the applicant with approvals or disapprovals plainly noted thereon.

6. The committee is authorized by unanimous vote of all its members to approve or ratify in the construction or alteration of any building minor violations of the requirements herein set forth under Section III, "Setbacks, Location and Size of Improvements and Lots," if in the opinion of all the members of the committee the same shall be necessary to prevent undue hardship because of topography, the shape of any platted lot or the setback lines as shown on the recorded Plat, and if in the opinion of the members of the Committee such violation will cause no substantial injury

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M. P. S.  
C. H. S.  
A. B. S.  
E. S. M.  
J. H.