

B. Procedure. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced, prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

C. The Architectural Control. Committee shall have submitted to it all plans and specifications showing buildings to be constructed upon numbered lots. It shall have the authority to approve or disapprove such plans and specifications. No building shall be erected, or altered on any lot until these plans and specifications together with a plat showing the location of the structure upon the lot has been approved by the Committee as to the quality of workmanship and materials, the harmony of external design with existing structures, and the location with respect to topography and finish grade elevation.

The Committee may, by unanimous vote, grant a waiver of requirement for the set-back lines, for the side lines, and for the lot lines either prior to construction or after violation; provided, in the opinion of the Committee such a waiver should be granted because of topography, the shape of any platted lot, or any other reason which, in the opinion of the Committee, would make it impossible or impractical to comply with the established requirements; provided further in the opinion of the Committee, such a waiver will cause no substantial injury to any other lot owner. In no event may the Committee approve or ratify a violation of the front set-back line of more than five feet (5') unless the purpose and reason for division is to divide the lot between the owners of the adjacent lots to thereby increase the size of both adjacent lots.

Such a waiver whether for permission or ratification as provided in this paragraph shall be done in writing in a manner that it can be recorded, and it shall be binding upon all persons.

#### ARTICLE III.

Additional Property. The declarant may from time to time subject additional real property to the restrictions, covenants, reservations liens and changes herein set forth by appropriate reference hereto.

#### ARTICLE IV.

Validity. If any section, subsection, sentence, clause or phrase of these covenants and restrictions for any reason held to be unconstitutional or invalid, such decision shall not effect the validity of the remaining portions of the covenants and restrictions.

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