

Section 14. "Dwelling" or "Dwelling Unit" shall mean and refer to a fully enclosed structure located on a Lot and used for human habitation. "Main Dwelling Unit" shall mean and refer to any such structure used as a principal residence.

ARTICLE II

SCOPE OF RESTRICTIONS

The covenants, conditions and restrictions herein set forth shall constitute covenants running with the land described in Exhibit "A" hereto and shall be binding on Developer, its successors and assigns, and upon all persons or entities acquiring any Lot within Section III, whether by purchase, descent, devise, gift or otherwise, from the date hereof until the 1st day of January, 1988. At the date of expiration of said initial term, these covenants, conditions and restrictions shall automatically be extended for successive periods of ten (10) years unless prior to any date of expiration a majority of the then Owners within Section III, shall execute a notarized agreement in writing terminating or revising these restrictions and shall cause such agreement to be recorded in the office of the county recorder or in such other office as conveyances of real estate may be required to be filed at that time.

ARTICLE III

ARCHITECTURAL COMMITTEE

Section 1. There is hereby created an Architectural Committee (hereinafter called the "Committee") which shall be composed of three (3) representatives appointed by Developer, or its successor. In the event of the failure or inability, for any reason, of a member to act, the vacancy created shall be filled temporarily or permanently, as necessary, by the remaining member(s) of the Committee.

A majority of members shall constitute a quorum and a majority vote shall be required for the transaction of any business of the Committee.

Section 2. No improvements or buildings shall be erected, placed or altered on any Lot or Lots until and unless the building plans, specifications and plot plan showing the proposed type of construction, exterior design and location of such residence have been approved in writing as to conformity and harmony of external design and consistence with plans of existing residences or other buildings and as to the location of the struc-

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