

B. No building shall be erected, placed, or altered on any of the premises in said development until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity with these restrictions, conformity and harmony of external design with existing structures in the development, and as to the location of the building with respect to topography and finished ground elevation, by an architect committee composed of Burns E. Cale and Thomas M. Hughes or by a representative designated by a majority of the members of 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 design 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 thirty (30) days after said plan and specifications have been submitted to or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant 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.

C. No building shall be located on any building site nearer than the minimum building setback line shown on the recorded plat to the front lot line. In any event, no building shall be located on any building site nearer than 25 feet to the front lot line. No building shall be located nearer than 8 feet to an interior lot line, except that no side yard shall be required for a detached garage or other detached permitted accessory building located fifty (50) feet or more from the front lot line. No dwelling shall be located on any interior building site nearer than twenty-five (25) feet to the rear lot line. For the purpose of this covenant, eaves and steps shall not be considered as a part of a building, and open porches shall not be considered as a part of a building when on the front or rear thereof, but shall be considered as a part of a building when on the side thereof, provided however, that this shall not be construed to allow anything to be