

The Plat contains seven (7) lots (with lot number 4 being excluded from these restrictions), as shown upon the aforesaid plat, shall be held, used, conveyed, transferred and sold subject to the within restrictions, covenants, reservations and easements. These shall be binding upon all parties or persons claiming under them and shall run with the land for a period of thirty-five (35) years, and then be extended automatically for successive periods of twenty (20) years unless there is executed a written instrument duly recorded in which the majority of the lot owners do agree to modify, amend, or abandon these restrictions.

If any of the parties hereto, or any of them, or their heirs, or assigns, shall violate any of the covenants herein contained, it shall be lawful for any person or persons owning any numbered lot shown on the aforesaid plat to prosecute any proceeding at law or in equity under these covenants.

8. No inoperative automobiles shall remain on premises, except for a reasonable amount of time.

9. Any dwelling that has been started under construction must be completed within ten (10) months time limit or at least the outside appearance completed.

10. 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;

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