

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. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1978. Thereafter the approval described in this Covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

C. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no buildings shall be located on any residential building plot nearer to the front line than building setback line shown on the recorded plat, and no building shall be erected nearer side lot line than five feet.

D. No residential structure shall be erected or placed on any building plot which plot has an area of less than 7500 square feet.

E. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

F. No trailer, basement, tent, shack, garage, or other outbuildings erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

G. No dwelling having less than 1,000 square feet of first floor area exclusive of porches, or boiler room shall be constructed on any lot in this subdivision. No temporary structures, or low cost housing projects shall be allowed in this subdivision. No prefabricated buildings shall be allowed unless they meet with the standards and approval of the Planning Committee.

H. An easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.

I. No part of said property shall be sold, rented or otherwise disposed of to any person or persons of the Negro Race.

J. No fences which exceed three feet in height shall be built, erected, or moved upon the premises nearer than 35 feet of the front part of the line.

K. No building shall be erected on any lot in this subdivision which shall be used for the sale, storage, or advertisement of Alcoholic Beverages.

L. The above restrictions shall not apply as against Bona Fide Lien Creditors.