

lot line restriction shall be applicable only to an adjoining lot owned by other persons. No building such as a detached garage or other out-building located on the rear one-fourth of a lot, shall be located nearer than 5 feet to any side lot line.

7. No residential structure shall be erected or placed on any building plot which has an area of less than 10,000 square feet or a width of less than 75 feet at the front building setback line.
8. No residence of any kind shall be erected, placed or altered on any lot or lots in this subdivision 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 plans are consistent with existing residences in the subdivision, and as to the location of the structure with respect to topography and finished ground elevation by a committee composed of Louis A. Garlington, Ralph E. Garlington, James H. Garlington, J. H. Arnold and W. R. Arnold, or by representatives designated by the said committee. In the event of the death, resignation or absence of any member of said committee, the remaining members 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 the plans, specifications and plot plans have been submitted to it, or in any event, if no suit to enjoin the erection of such residence 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, as the case may be, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and of its designated representatives shall automatically cease on and after May 1, 1983. Thereafter, the approval described in this covenant shall not be required unless prior to the 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 thereafter shall exercise the same powers previously exercised by the said committee.
9. 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.
10. No trailer, house trailer, basement, tent, shack, garage, barn or other out-building 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.
11. No cement block or cement brick construction to be visible above ground level, except wall on rear lot line at water line. If such wall is constructed it must be finished and capped and shall not exceed 20 inches in height above normal water level.

(Continued on next page)