

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. DWELLING QUALITY AND SIZE. No one-story dwelling shall be permitted on any lot with a ground floor living area of less than 1,300 square feet exclusive of open porches and garages, nor less than 1100 square feet of ground floor living area exclusive of porches and garages for a dwelling of more than one story. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation by a committee composed of T.G. Crymes, Jr., J.B. Henry, Wilkins Norwood, or by a representative duly authorized by this committee for such purpose. If any one or more of the named members of this committee shall resign or cease to serve for any reason, a successor to such a member shall be selected by a majority of the lot owners in the subdivision to which these restrictions are applicable. Each lot through its owner shall have one vote in any such procedure for selection of members of this committee. In the event said committee or its designated representative, fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or, in any event, if

(Continued on next page)