

than the one hundred (100) foot building line as shown on the recorded plat aforementioned. No building shall be erected, altered or permitted to remain upon any lot which is less than twenty-five (25) feet wide and the side walls of which fail to connect with the side walls of any building or buildings located upon any adjoining lot or lots. No building shall be erected, altered or permitted to remain upon any lot which extends beyond the eastern boundary of that certain fifty (50) foot road or street (located one hundred feet from the front building line) as shown on the aforementioned recorded plat.

4. No building and improvements shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location and elevation of the structure have been approved by the Building Committee, (hereinafter provided for) as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. The Building Committee shall be composed of three members, who shall be John F. Chandler, Luther M. McBee, and Marshall D. Taft, Jr. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member, or members, of the Committee, the remaining member, or members, shall have full authority to designate a successor, or successors, from the then record owners of any of the aforesaid lots. Neither the members of the committee, nor its designated representatives or successors, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of said Committee, and of its designated representatives or successors, shall cease and terminate on or after January 1, 1979. Thereafter, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to appoint successors to said committee, which shall thereafter exercise the same powers and duties for a time set forth in such instrument. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction of any buildings and improvements has been commenced prior to the completion thereof, approval will not be required and the covenants set forth herein shall be deemed to have been fully complied with.

5. No signs, billboards or advertising devices shall be displayed on the premises unless the same are affixed against the face of any building located on any lot, and, in any event, no such sign, billboard or advertising device shall be located above the roof level of any such building or within the area hereinafter set aside for parking and vehicular ingress and egress.

6. All that certain road, drive or street shown on the aforementioned plat as a fifty (50) foot Road (extending along the rear lines of all lots S. 24-28 W. 501.5 feet and along the line of property of Shriner's Hospital, S. 51-40 E., 251.5 feet) shall be deemed to be owned in its entirety in fee simple by the owners of all lots in the said tract; provided, however, that said road shall be used only for the purposes of a service alley for joint benefit and use of all owners of said lots; and further provided, however, that Taft Enterprises, Inc., its successors and assigns, shall have the right to use said road in its entirety for the purposes of ingress and egress to and from other property or properties owned by it located on the northerly and westerly side of said road.

7. All that tract of land extending from the one hundred foot building line as shown on the recorded plat to the boundary of the Camp Road (also known as the Rutherford Road) shall be used only for the purposes of vehicular and pedestrian ingress and egress and for the purposes of vehicular parking. The owner of each lot on the aforesaid plat shall at a time before completion of construction of any building or improvements thereupon pave and improve the portion of said lot lying between such buildings and the Camp Road with hot asphalt paving of a good and substantial nature, duly allowing for proper drainage, marked traffic aisles, parking spaces, and driveway entrances, all of which shall be approved in advance by the Building Committee within the time, and in the manner, as such Committee approves building plans and specifications as hereinabove provided in Paragraph 4. No service vehicles and no vehicles for the pick-up and delivery of freight, merchandise, refuse, or garbage

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