

performed pursuant to this covenant. The powers and duties of such committee and its designated representative shall cease on and after January 1, 1988. Thereafter the approval required in this covenant shall not be required unless prior to said date and effective thereon a written instrument shall be executed by the then 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 such committee.

3. No trade, commercial enterprise of any type, and no noxious or offensive 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.

4. No trailer, basement, tent, shack, garage, barn or other outbuilding 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.

5. The floor area of the main structure, exclusive of open porches and garages, shall be not less than 3,000 square feet nor in the case of a one and one-half, two or two and one-half story structure, shall the ground floor area be less than 2,000 square feet.

6. No building shall be located nearer to any lot line than the distance approved by the committee and no building shall be erected to face in any direction other than that approved by the committee.

7. In addition to drainage easements shown on the recorded plat a five-foot easement is reserved along all lot lines for drainage and utility installation and maintenance; provided, that when more than one lot shall be used as a site for only one residence, the aforesaid five-foot easement shall apply only with respect to the exterior lines of such consolidated lot.

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