

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 plan 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 shall 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 automatically cease on and after January 1, 1977, and, thereafter, the approval required by 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 may thereafter exercise the same powers previously exercised by the Committee.

8. Sewerage disposal shall be by governmental sewerage disposal system, or systems, or by septic tank complying with the specifications of the State Board of Health.

9. No lot shall be re-cut so as to reduce the size and a dwelling erected thereon unless the purpose of re-cutting is to increase the size of the lots for building a larger residence and such re-cutting must be approved by the aforementioned Committee. No detached garage or outbuilding not connected with the main residence shall be erected nearer than seventy (70) feet from the front lot line, nor nearer than five (5) feet to any side or rear lot line.