

the attractiveness of the property, to maintain the desired tone of the community, to preserve the value of the property owned and developed by the owners of lots and tracts in the subdivision and to secure to each lot or tract owner the full benefit and enjoyment of his home. Anything tending to detract from the attractiveness and value of the property for residence purposes will not be permitted.

The covenants and restrictions imposed upon each of said lots and tracts are as follows:

1. All lots in this subdivision or development shall be known and described as residential lots and shall be used exclusively for single family residential dwellings. No building shall be erected, altered, placed or permitted to remain on any such lot other than one single family dwelling not to exceed two and one-half stories in height, any garage for private passenger automobiles and servants quarters must be erected as a part of the main structure and may not be detached therefrom.
2. No building or improvement shall be erected, placed or altered on any building lot 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 or external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by an architectural committee composed of Tom S. Bruce, C. Henry Stevens and Dan E. Bruce, or by a representative designated by said committee. In the event of death or resignation 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 30 days after said plans and specifications have been submitted to it or in any event, if no suit to enjoin the erection of such building, or the making of such alterations have 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 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 cease on and after January 1, 1990. Thereafter, the approval described in this covenant shall not be required unless prior to 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 of a representative, or representatives, who shall thereafter exercise the same powers previously

2.

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