

12. No building shall be erected on any lot nearer to the front line than shown on the recorded plats of Buxton referred to herein and all set-back lines must have the express approval of the architectural committee. Any such building shall face the front line of the lot, except that buildings to be constructed on corner lots shall face in the direction designated by the architectural committee. No building shall be erected nearer than 10 feet to any side lot line.
13. No building shall be constructed on any lot for use as a residence which has less than 1,800 square feet of floor space, exclusive of porches, garages and breezeways.
14. No numbered lots in this subdivision shall be recut so as to face any direction other than as shown on the recorded plats herein referred to, nor shall any of said lots be resubdivided so as to recreate an additional building lot. This provision is not intended to prevent cutting off a small portion or portions of any lot for the purpose of conveying the same to an adjoining lot owner. Where a residence has been erected on a tract consisting of two or more lots, none of said lots shall be thereafter sold separately if such sale would result in a violation of the provisions of Covenant No. 12 hereof.
15. All driveways or hard-surfaced areas on any lot shall be of concrete construction.
16. In addition to easements shown on the recorded plat, a 5 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 5 foot easement shall apply only with respect to the exterior lines of such consolidated lot.
17. No signs shall be permitted on any lots, except that a single sign offering property for sale or for rent may be placed on any such lot providing such sign is not more than 24 inches wide and 18 inches high.
18. Names or numbers painted on mail boxes and/or any other house numbers or designations shall be painted in a professional manner, and the location, appearance and type of mail box erected shall be subject to approval of the architectural committee.
19. The rights hereby reserved unto the architectural committee shall apply with equal force and effect to its successors and assigns. If the architectural committee should for any reason be dissolved or otherwise cease to function, without having designated any successor or assign, the consents hereinabove required shall be deemed sufficiently obtained from a two-thirds majority of the owners of all lots within the subdivision.