

copy of such plans and specifications will be retained by the Committee and the other copy will be returned to the applicant with approval or disapproval plainly noted thereon.

6. Upon the approval by the Committee of any proposed construction or alteration, the Committee shall issue to the applicant a written permit. No construction or alteration shall be carried on until and unless such permit is obtained. The provision shall not apply to the undersigned.

7. The Committee is authorized by majority vote of its members to approve or ratify any building minor violations of the requirements herein set forth under Section III, "Setbacks, Location and Size Improvements and Lots", if in the opinion of the Committee the same shall be necessary to prevent undue hardship because of topography, the shape of any platted lot or the setback lines as shown on the recorded Plat, and if in the opinion of the Committee such violation will cause no substantial injury to any other lot owner. In no event may the Committee approve or ratify a violation of the front setback line of more than 5 feet or of the main building side line restriction of more than 4 feet or of the restrictions as to building size imposed by Section III hereof. The approval of ratification by the Committee in accordance with this paragraph shall be binding on all persons.

VI.

MAINTENANCE CHARGES

1. All the numbered lots on the recorded Plat shall be subject to an annual maintenance charge or assessment at the rate of Fifty and No/100 (\$50.00) Dollars per year. The first assessment of \$50.00 shall be due and payable on the January 1st next following the date a deed is delivered to the purchaser of a lot in the subdivision from Southland Properties, Inc., and thereafter shall be due and payable in advance on each and every succeeding January 1st.

This assessment shall not apply to any lot so long as it is wholly or partially owned by Southland Properties, Inc. As to lots within the category of this paragraph, the first assessment shall be due on the January 1st next following the delivery of a deed to a purchaser.

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