

one-story.

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans and specifications have been approved by a committee composed of J. W. Pitts, Dorothy M. Pitts, or by a representative duly authorized by this committee for such purpose. Said building committee shall have the authority to approve or disapprove said plans and specifications and require reasonable changes therein with the purpose of having said plans and specifications conformed in harmony of external design with existing residences or other buildings and as to location of the structure with respect to topography and finished ground elevation. In the event said committee fails to approve or disapprove such designs and plans within two weeks after the same have been submitted, then this Covenant will be deemed to have been fully complied with. If any one or more of the named members of this committee shall resign or cease to serve for any reason, the remaining committeemen may select a successor and should he fail to do so, or should he also resign, a successor or successors may then be selected by a majority of the lot owners in Mt. Lebanon Acres Subdivision. Each lot, through its owner, shall have one vote in any such procedure for selection of members of the committee. The committee members may increase the size of this committee up to a total of five members should it so desire.

3. BUILDING LOCATION. No building shall be located nearer the front lot line or nearer to the side street line or side lot line than the minimum setback lines shown on the recorded plat. The side yard building lines shall not be less than 8 feet or 10 per cent of the width of the lot, whichever is greater up to a maximum requirement of 12 feet.

4. ACCESSORY BUILDINGS. No garage or accessory building shall be erected or placed on the lots without first obtaining approval as to design by the above-mentioned building committee nor shall the same be placed nearer than 5 feet to any side or rear lot line.

5. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No automobile that is not in running

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