(A) A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining member shall have full authority or designate a successor. Neither the members of the Committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a mojority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore it to any of its powers and duties.

(B) Procedure. The Committee's approval or disapproval as required by these covenants shall be in writing. In the event the Committee or its designated representative fails to approve or disapprove within thirty days after plans and specifications have been submitted to it or in any event, if no suit to enjoin the construction has been commenced prior to the completion there of, approval will not be required and the required covenants shall be deemed to have been fully complied with.

(C) The Architect Control Committee shall have submitted to it all plans and specifications showing buildings to be constructed upon numbered lots. It shall have the authority to approve and disapprove such plans and specifications. No building shall be erected or altered on any lot until these plans and specifications together with a plat showing the location of the structure upon the lot has been approved by the Committee as to the quality of workmanship or material, the harmony of exterior design with existing structure, and the location with respect to typography and finish grade elevations.

The Committee may, by unanimous vote, grant a waiver of requirement for the set-back lines, for the side lines, and for the lot lines wither prior to construction or after violation; provided, in the opinion of the Committee, such a waiver should be granted because of typography, the shape of any platted lot or any other reason which, in the opinion of the Committee, would make it impossible or impracticable to comply the established requirements. Provided, further, in the opinion of the Committee, such a waiver will cause no subject injury to any lot owner. In no event may the Committee approve or ratify a violation of the front set-back line of more than five feet or of the side line of more than five feet. In no event shall the Committee approve of the re-subdividing of a lot or changing the lot line unless such shall be done to add to and increase the size of an adjacent lot; provided, no such change shall decrease the frontage of any lot shown upon the plat by more than five feet, unless the purpose and reason for subdivision is to divide the lot between the owners of the adjacent lots to thereby increase the size of both adjacent lots.

Such a waiver, whether for permission or ratification as provided in the paragraph shall be done in writing in a manner that it can be recorded and it shall be binding upon all persons.

ARTICLE III.

Additional Property. The declarant may from time to time add such additional real property to the restrictions, covenants, reservations, liens and changes herein set forth by appropriate reference hereto.

FILED 8:00
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