

the event said committee, or its designated representative, fails to approve or disapprove such design and location within thirty (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 buildings or the making of such alterations has 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, not its designated representative, shall be entitled to any compensation for service performed pursuant to this covenant. The powers and duties of such committee, or its designated representative, shall cease on and after September 1, 1984. 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 recorded owners of a majority of the lots in this subdivision, and duly recorded, appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

3. No building shall be located nearer to the front lot lines or nearer to the side street lines than the building lines shown on the recorded plat. In any event, no building except a detached garage or other outbuilding located seventy-five (75) feet or more from the front lot line shall be located nearer than ten (10) feet to any side lot line or nearer than twenty-five (25) feet to any rear lot line.

4. No lot shall be recut so as to face in any direction other than as shown on the recorded plat; nor shall any lot be recut so as to contain an area less than it now has, as shown on said recorded plat.

5. No noxious or offensive trade or activity shall be conducted upon any lot nor shall anything be done thereon which may be, or become an annoyance or nuisance to the neighborhood.

6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the subdivision shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

7. The right is reserved to lay or place or authorize the laying and placing of sewer, gas, and water pipes, telephone, telegraph and electric light poles on any of the streets shown on said recorded plat without compensation or consent of any lot owner, and an easement for the installation, and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and on the rear and side five (5) feet of each lot.

8. All sewage disposal shall be by septic tank meeting the approval of the State Board of Health or by municipal sewer system.