

provision that in the event that one or more lots or portions thereof are joined together to form a larger lot, the easement shall be only on the side and rear boundaries of the lot as formed.

17. No building shall be erected, placed, altered or permitted to remain on any said lots until and unless the building plans, specifications and plat plan showing the location of such building, the proposed type of construction and the exterior design have been approved in writing as to conformity and harmony of exterior design with the existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation by the Architectural Committee, or by a representative designated by a majority of the members of said committee. One set of plans, specifications and plat plan shall be left or filed with the committee. In the event said committee, or its designated representative, fails to approve or disapprove such design, plans, specifications and locations within 30 days after said plans have been submitted to it, or in any event, if no suit to enjoin the erection of such buildings or the making of such buildings or the making of such alterations or improvements has been commenced prior to the completion thereon, or the substantial completion thereof (in excess of 60%) such approval will not be required and this covenant will be deemed to have been fully complied with and no suit or claim shall be available to said committee or other lot owner as the same would not constitute a violation thereof.

(a) The Architectural Committee shall be composed of T. Carl Ferguson, William H. Chapman and William F. Davis. In the event of death or resignation of any member of said committee the remaining member or members shall have full authority to act herein to either approve or disapprove plans, design, or location or to designate a representative with like authority.

(b) In order to prevent duplication of buildings or improvements to be constructed, the committee is vested with the authority to approve or disapprove applications when the building or improvements have major features so similar to an existing building or improvements as to be construed as a practical duplication thereof, in the full and complete discretion of the committee.

(c) The terms, "building", "improvements", or "residence" shall be deemed to include the erection, placement or alteration of any