

the shape of any platted lot or the setback lines as shown on the recorded plat, and if in the opinion of the members 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 II hereof. The approval or ratification by the Committee in accordance with this paragraph shall be binding on all persons.

IV/ EASEMENTS

1. An easement is reserved over the rear and side lot lines 5 feet in width on each lot for the installation, operation and maintenance of utilities and for drainage purposes. Such easement across the lots as are shown on the recorded Plat are also reserved.

The right is further reserved within the 5 foot easement for grade changes and tree removal, if necessary, for the purpose of proper landscaping and drainage, all subject to the approval of the Architectural Committee.

VI/ MAINTENANCE CHARGES, RECREATION FACILITIES & COMMON GROUNDS

1. An eleemosynary corporation has been formed for the benefit of the residents of the subdivision, which bears the name "Sugar Creek Recreation Center, Inc." The owner of every residence located in said subdivision shall be a member of said corporation, and shall be entitled to one vote, regardless of the number of lots used in connection with his residence. When title to the property is vested in two or more persons jointly, the vote shall be exercised as they among themselves determine but in such case no more than one vote shall be cast per residence. Membership shall be appurtenant