

ARTICLE VIII.

ARCHITECTURAL CONTROL

Section 1. Architectural Committee. The initial Architectural Committee for this Property shall be composed of: Dee A. Smith, William E. Smith and Clifton G. Rickard.

Section 2. Submission of Plans. No improvements of any nature (including change of color of paint or stain to exterior improvements) shall be erected, placed, altered or changed on any lot in this subdivision until and unless the building plans specifications and plot plan showing the proposed type of construction, exterior design and location of such residence (or other improvement) have been approved in writing by the Architectural Committee as to conformity and harmony of external design and consistency of plan with existing residences (and improvements) on other lots in the subdivision and as to the location of the structure with respect to topography and finished ground elevation. In addition, a landscape development plan or recreational development plan must likewise be submitted and approved by the Architectural Committee showing the location of proposed recreational facility, fences, boundary or patio walls, hedges, shrubbery, walkways, driveways, parking areas and important trees.

Prior to commencement of any construction on any lot, owner or his agent must secure and complete an application for residential construction which forms may be obtained from the Architectural Committee. Among other items the application shall require site plan, roof plan elevations, floor plans and the number of square feet that the residence shall contain. The lot owner or his agent will be invited to a meeting with the Architectural Committee to discuss its requirements.

Section 3. Inspection. The said Board or its committee shall have the right, at their election, to enter upon any lot during construction, erection, or installation of improvements or alterations to inspect the work being undertaken in order to determine that such work is being performed in conformity with the approved plans and specifications and in a good and workmanlike manner, utilizing approved methods and good quality materials.

Section 4. Failure to Approve. In the event that the Committee fails to approve or disapprove such plans and other requirements within thirty (30) days after they have been submitted to it, or if no suit to enjoin the erection or alteration of such building or improvements has been commenced before such erection or alteration is substantially completed, approval of the Architectural Committee will be conclusively presumed and this covenants will be deemed to have been fully complied with. The term "building or improvement" shall be deemed to include the erection, placement or alteration of any wall, fence, driveway, parking area, or recreational amenity.

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