

authority to approve or disapprove such design and location, or to designate a representative with such authority. In the event said committee, or its designated representatives, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or any event, if no suit to enjoin the erection of such buildings or the making of such alterations has been commenced prior to the completions 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, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, or its designated representative, shall cease on and after January 1, 2000. 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 record 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 shall be located on any residential building plot nearer than 30 feet to the front lot line and 40 feet on a collector street or nearer than 10% of the width of the lots front footage for the side lot line, except detached garages and other out buildings which shall not be located nearer than 75 feet to the front lot line nor nearer than 5 feet to any side or rear lot line. The building committee designated in paragraph two shall have authority to waive the requirements of this paragraph and of the recorded plat as to the facing of these buildings and as to the side line and set back line requirements.

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, unless such recutting is done for the purpose of enlarging the size of the adjacent lots.

5. No dwelling shall be permitted on any lot with the ground floor area of the main structure, exclusive of one-story open porches, breezeways and garages or carports, less than 1000 square feet for a one-story or one and one-half story dwelling, nor less than 800 square feet for each floor of a dwelling of more than one or one and one-half stories. For the purpose of computing said minimum square footage of the main structure, enclosed porches may be included at one-half their measured square footage. No dwellings shall be constructed of concrete blocks.

6. 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.

7. No trailer, basement, tent, shack, garage, barn or any other outbuilding upon, or 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.

8. The right is reserved to lay or place, or authorize the laying