

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 the Covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after Jan. 1, 1967. 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 line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building plot rearer than 30 feet to the front lot line, nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 75 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.

4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 8000 square feet or a width of less than 70 feet at the front building setback line.

5. No noxious or offensive trade or activity shall be carried on 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 tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

7. No dwelling costing less than \$6500.00 shall be permitted on lots 1-18 inclusive and on lots 20 and 21 inclusive, and no dwelling costing less than \$4500.00 shall be permitted on other lots listed herein. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet in the case of a one-story structure, not less than 600 square feet in the case of a one and one-half, two, or two and one-half story structure except that on lots 1-18 inclusive, and on lots 20 and 21 the ground floor area of a one-story dwelling exclusive of open porches and garages shall not be less than 900 square feet.

8. An easement is reserved on the rear 5 ft. of each lot for utility, installation, and maintenance.

9. This property shall not be sold, rented, leased or otherwise disposed of to persons other than of the Caucasian race.

10. This property shall not be re-cut so as to face any direction other than as shown on the recorded plat thereof.