

plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion 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 liable to any person or persons for the approval or disapproval of construction plans and specifications. The word person used herein is to include corporations.

(1) All lots in said subdivision shall be used for residential purposes except lots Nos. 27, 28, & 29 which may be used for business, civic or religious purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling, or one detached double family dwelling not to exceed two stories in height and a private garage for not more than 2 cars. Provided however, two detached single family dwellings or two detached double family dwellings may be erected, on lot No. 24, one facing Coleman Court and the other Thompson Road, provided one facing Coleman Court is first erected.

(2) No dwelling shall be permitted on any lot at a cost of less than \$6,000 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of this covenant to assure that all dwellings shall be of quality, workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 900 square feet for a one-story dwelling nor less than 700 square feet for a dwelling of more than one story.

(3) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat, or located nearer