

The building committee shall consist of Joe H. Long, Waco F. Childers, Jr. and Robert L. Waldrop, Jr., or by a representative designated by a majority of the members of said committee. In the event of death, or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location within thirty (30) days after said plan and specifications have been submitted to it, or in any event, if no suit to enjoin the application of such building or the making of such authorizations have 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 said committee, nor its designated representatives, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and all of its designated representatives shall cease on and after December 1977. 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 and then record owners of a majority of the lots in this sub-division and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

(c) No building shall be located nearer to the front lot line, or nearer to the side street line than the building set-back lines shown on the recorded plat. No building, or structure, shall be located nearer to any side lot line than 10% of the width of the lot at the building line.

(d) 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.

(e) No trailer, basement, tent, shack, garage, barn or other out-building erected on this tract shall at any time be used as a residence temporarily or permanently, or shall any structure of a temporary character be used as a residence.

(f) No dwelling having less than 700 sq. ft. of the first floor area, exclusive of porches, boiler rooms, breeze-ways, or garages, shall be constructed on any lot of this sub-division, nor shall any dwelling costing less than \$4,500.00 (four thousand five hundred dollars), based on current costs be erected on any lot of this subdivision.

(g) An easement is reserved on the rear of 5 ft. of each lot for utility installation and maintenance.