

(4) No residence shall be erected on any lot at a cost of less than Twelve Thousand and No/100 (\$12,000.00) Dollars, based upon construction cost levels prevailing on the date these covenants are recorded. It being the intention and purpose of this covenant to assure that all residences shall be of a quality of 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 residence size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than Thirteen Hundred (1300) square feet for a one-story residence, nor less than Eleven Hundred (1100) square feet for a two-story residence, except one-story residences on Lots Numbers 84 through 96, inclusive, which shall have a minimum of Fourteen Hundred Fifty (1450) square feet on the ground floor and a building cost of not less than Thirteen Thousand and No/100 (\$13,000.00) Dollars. One-story residences built upon Lots Numbers 70 through 83, inclusive, shall contain not less than Thirteen Hundred Fifty (1350) square feet on the ground floor, nor cost less than Twelve Thousand and No/100 (\$12,000.00) Dollars.

(5) No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon any lot shall at any time be used as a residence, temporarily or permanently. No structure of a temporary nature shall be used as a residence. No house-trailer shall be permitted on this property.

(6) No residence of any kind shall be erected, placed or altered on any lot or lots 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 have been approved in writing as to conformity and harmony of external design and plans are consistent with existing residences in the subdivision, and as to the location of the structure with respect to topography and finished ground elevation by a committee composed of Wm. R. TIMMONS, Jr., JOHN S. TAYLOR, Jr., and S. W. CREECH, or by a representative designated by the said committee. In the event of the death, resignation or absence of any member of said committee, the remaining number shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within thirty (30) days after the plans, specifications and plot plan have been submitted to it, or in any event, if no suit to enjoin the erection of such residence 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, as the case may be, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and of its designated representative shall automatically cease on and after August 1, 1978. Thereafter, the approval described in this covenant shall not be required, unless prior to the 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 thereafter shall exercise the same powers previously exercised by the said committee.

(7) Sewerage disposal shall be by municipal sewerage disposal system or by septic tank complying with the specifications of the State Board of Health.

(8) No residence shall be erected or placed on any lot having a width of less than eighty (80) feet at the minimum building set back line, except Lots Numbers 11, 22, 26, 27, 40, 41, 65 and 97,