

3. No dwelling shall be permitted on any lot with the ground floor area of the main structure, exclusive of one-story open porches and garages, less than 1,500 square feet for a one-story dwelling, nor less than 1200 square feet for a dwelling of more than one story, but this requirement may be waived by the architectural control committee.

4. No building shall be located on any lot nearer to the front lot line than the minimum building setback lines shown on the recorded plat, or nearer than 25 feet of any property line.

5. No lot shall be re-subdivided into, nor shall any dwelling be erected or placed on, any lot having a width of less than 200 feet at the minimum building setback line, or an area of less than 50,000 square feet.

6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five (5) feet of each lot.

7. No noxious or offensive 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.

8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

9. The architectural control committee is composed of William R. Deloache, Bond D. Deloache, John D. Pellett, Jr., Mary Lane Pellett, W. C. Livingston, Elizabeth C. Livingston, Perry Earle Gwinn, Jr. and Claudia M. Gwinn. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

10. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

11. All sewerage disposal will be by septic tanks meeting the approval of the State Board of Health until such time as municipal sewerage disposal is made available.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals this Twenty-Fourth day of September, 1953.

In the Presence of:

Bill B. Brennan
Mary Louise Sullivan

William R. DeLoache (SEAL) ✓
W. C. Livingston (SEAL) ✓
John D. Pellett Jr (SEAL) ✓
Perry Earle Gwinn Jr. (SEAL) ✓