

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, 1980. 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.

The committee herein designated shall not be liable individually or collectively to any owner of a lot in this subdivision for the enforcement of said protective covenants or in any manner in respect thereto.

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

(7) No residence shall be erected or placed on any lot having an area of less than 15,000 square feet or as shown on said plat and no residence shall be erected or placed nearer than 10 feet to any side lot line except Lots Nos. 1, 2, 21, 22 and 23 on which this requirement is reduced to 5 ft. to any side lot line.

(8) A five foot easement is reserved over the side and rear of each lot for the installation, operation and maintenance of utilities and for drainage purposes.