

(4) The minimum permitted ground floor area of the main structure, exclusive of one-story open porches and garages, located on lots facing on Shannon Drive, shall not be less than 1800 square feet, provided that the minimum permitted ground floor area for two-story residences facing on Shannon Drive shall not be less than 1200 square feet; and, provided, further, that for tri-level or split-level residences, one-half credit on the above-quoted minimum areas shall be allowed for heated and completed space in basement areas.

(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 R. A. BOWEN, JOHN S. TAYLOR, SR., and JOHN S. TAYLOR, JR., 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 representatives shall automatically cease on and after twenty (20) years from date hereof. 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 ninety (90) feet at the minimum building set-back line, nor shall any residence be erected or placed on any lot of land having an area of less than fifteen thousand (15,000) square feet. No detached garage shall be nearer than seventy-five (75) feet from the front lot line nor nearer than fifteen (15) feet to any side or rear lot line.

(9) An easement is reserved over the rear five (5) feet of each lot for the installation, operation and maintenance of utilities and for drainage purposes. An easement is also reserved for drainage purposes across certain lots as shown on the recorded plat.

(10) No Noxious or offensive activity shall be carried on anywhere upon the property described in the plat, nor shall anything be done thereon which may be or become a nuisance, or menace to the neighborhood.

(11) All fuel oil tanks or containers shall be covered or buried underground consistent with normal safety precautions.

IN ADDITION TO THE FOREGOING COVENANTS, THE FOLLOWING SPECIAL RESTRICTIONS SHALL APPLY TO ALL LOTS BORDERING UPON LAKE FAIRFIELD

(12) Only hand or electric motor propelled boats shall be permitted on the lake at any time.

(13) No person shall be permitted to do anything which would tend to make the lake a hazard, nor shall any activity be permitted which shall be a nuisance.

(14) No person shall be permitted to put debris, trash, garbage or any other obnoxious or objectionable materials in the lake.