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event, if no suit to enjoin the erection of such buildings 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 will 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 cease on and after January 1, 1981. 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 by the then record owners of a majority of the lots in this subdivision, and duly recorded, appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

3. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than ten feet to any side street line, and such residences shall face towards the front of the lot. No building shall be located nearer than six feet to any inside lot line except detached garages and other outbuildings which shall not be located nearer than sixty feet to the front lot line, nor nearer than five feet to any side or rear lot line.

4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 8,000 square feet or a width of less than sixty feet at the front building setback line.

5. 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.

6. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

7. No dwelling shall be permitted on Lots 1, 2, and 18 through 39 at a cost of less than \$6,500.00 and no dwelling shall be permitted on Lots 3 through 17 at a cost of less than \$5,500.00 based upon cost levels prevailing on the date these Covenants are recorded, it being the intention and purpose of the Covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that