

fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or, in any 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 twenty-five feet to any side street line, and such residences shall face towards the front of the lot, except residences on Lots Numbers 1, 18, and 19, which shall face at an angle towards the intersection of the streets. No building shall be located nearer than ten feet to any inside lot line except detached garages and other out-buildings which shall not be located nearer than seventy-five 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 15,000 square feet. No residential structure shall be erected or placed on any building plot, which plot has a width of less than eighty feet at the front building setback line, except residences on Lots Numbers 1, 18 and 19, which residences shall face at an angle towards the intersection of the streets.

5. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereof which may be or become an annoyance or nuisance to the neighborhood.

6. No trailer, basement, tent, shack, garage, barn, or other out-building erected in the tract shall at any time be used as a residence