

submitted to it, or, in any event, if no suit to enjoin the erection of such building 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, or its designated representative shall be entitled to any compensation for services performed pursuant to the Covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1, 1984. 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.

C. No building shall be located nearer to the front lot line than 25 feet or nearer to the side street line than 20 feet. No detached garage or other outbuilding shall be located nearer than 75 feet from the front lot line nor shall it be located nearer than 5 feet to any side lot line.

D. No residential structure shall be erected or placed on any lot which has an area of less than 6,000 square feet or a width of less than 60 feet at the front of the residence.

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

F. 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.

G. Drainage and utility easements are reserved, as shown on the aforesaid plat.

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed and its corporate seal affixed by its duly authorized officers, this 17th day of September, 1959.

In the presence of:

PARAMOUNT PARK, INC. (SEAL)

James A. Watson

By: R. E. Hughes LS
President

Edford B. Hannad

By: R. E. Hughes LS
Vice President