

4. No one-story residence shall be constructed on any lot containing less than 1100 square feet of floor space, exclusive of porches, garages, basements, or breezeways. No two-story residences shall be constructed containing less than 850 square feet of floor space on the first floor, nor less than 750 square feet of floor space on the second floor, exclusive of the areas above mentioned. The square footage requirements for split-level residences shall be the same as those for one-story residences except that one-half credit shall be given for any basement area which is enclosed, finished and heated. One and one-half story residences shall be subject to the same square footage requirements as those for one-story residences and no credit shall be given for any area above the first floor.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon any lot shall at any time be used as a residence either temporarily or permanently except that completed garage apartments may be used as an incidental residence providing the main residence is completed and occupied. No structure of a temporary nature shall be used as a residence. No house trailer shall be permitted on any lot.

6. No garage or other outbuilding shall be located nearer than 5 feet from any side or rear lot line nor shall any outbuilding be erected nearer the front lot line than the residence.

7. 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 E. M. Cromer and James O. Childress 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 member shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In order to prevent duplication of houses to be constructed in said subdivision, the committee is vested with full authority and shall reserve to itself the right to disapprove plans for the construction of any house with its major features so similar to an existing house as to be construed as a practical duplication thereof in the discretion of the committee. 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

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