

## VI. EASEMENTS.

1. AN EASEMENT IS RESERVED OVER THE REAR AND SIDE LOT LINES 5 FEET IN WIDTH ON EACH LOT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF UTILITIES AND FOR DRAINAGE PURPOSES. SUCH EASEMENTS ACROSS THE LOTS AS ARE SHOWN ON THE RECORDED PLAT ARE ALSO RESERVED.

## VII. ARCHITECTURAL CONTROL.

1. NO BUILDING OR IMPROVEMENT SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLANS AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE ON THE LOT HAVE BEEN APPROVED IN WRITING AS TO CONFORMITY AND HARMONY OF EXTERIOR DESIGN AND CONSISTENCE OF PLANS WITH EXISTING RESIDENCES OR OTHER BUILDINGS AND AS TO THE LOCATION OF THE STRUCTURE WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION, BY THE ARCHITECTURAL CONTROL COMMITTEE. THE TERM, "BUILDING OR IMPROVEMENT" SHALL BE DEEMED TO INCLUDE THE ERECTION, PLACEMENT, OR ALTERATION OF ANY WALL OR FENCE TO BE MADE ON ANY LOT.
2. IN ORDER TO PREVENT DUPLICATION OF BUILDINGS OR IMPROVEMENTS TO BE CONSTRUCTED IN THIS SECTION OR ADJACENT SECTIONS, THE COMMITTEE IS VESTED WITH FULL AUTHORITY TO APPROVE OR DISAPPROVE PLANS FOR THE CONSTRUCTION OF ANY BUILDING OR IMPROVEMENT WITH ITS MAJOR FEATURES SO SIMILAR TO AN EXISTING BUILDING OR IMPROVEMENT AS TO BE CONSTRUED AS A PRACTICAL DUPLICATION IN THE DISCRETION OF THE COMMITTEE.

## VIII. ARCHITECTURAL CONTROL COMMITTEE.

1. THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF T.A. ROE, T. A. ROE, JR., J. E. MEANS, JR., AND J. BROADUS CURRY. A MAJORITY OF THE COMMITTEE MAY DESIGNATE A REPRESENTATIVE TO ACT FOR IT. IN THE EVENT OF DEATH OR RESIGNATION OF ANY MEMBER OF THE COMMITTEE, THE REMAINING MEMBERS SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR.
2. THE COMMITTEE'S APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE IN WRITING. IN THE EVENT THE COMMITTEE, OR ITS DESIGNATED REPRESENTATIVE, FAILS TO APPROVE OR DISAPPROVE WITHIN 30 DAYS AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, OR IN ANY EVENT, IF NO SUIT TO ENJOIN THE CONSTRUCTION HAS BEEN COMMENCED PRIOR TO THE COMPLETION THEREOF, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.
3. APPLICATION FOR APPROVAL AS REQUIRED HEREIN SHALL BE MADE TO ANY MEMBER OF THE COMMITTEE, AT WHICH TIME THERE SHALL BE SUBMITTED PLANS, SPECIFICATIONS AND PLOT PLAN IN DUPLICATE; AND THERE SHALL ALSO BE PAID TO NORTHWOOD HILLS HOMES ASSOCIATION, INC. AN APPLICATION FEE OF \$10.00. ONE COPY OF SUCH PLANS AND SPECIFICATIONS WILL BE RETAINED BY THE COMMITTEE AND THE OTHER COPY WILL BE RETURNED TO THE APPLICANT WITH APPROVALS OR DISAPPROVALS PLAINLY NOTED THEREON.

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