

structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling, together with the garage or other out-building, incidental to the residential use of the plot. Dwellings shall not exceed two (2) stories in height and a private garage shall not be constructed to accommodate more than three (3) cars on the plot.

(2) No building of any kind shall be erected, placed or altered on any building plot, until and unless sketches, plot plans, permanent plats and specifications shall have been submitted to a building committee for this subdivision, which committee and the successor members thereof, is hereby empowered and authorized to approve, reject, and make recommendations with respect to any proposed building, so as to assure that such building will conform and harmonize with the existing structures or houses already erected or proposed to be erected in this subdivision. It shall be the duty of this committee to assure that no building or buildings by reason of design thereof shall devalue any other plot or plots in the subdivision. The building committee shall consist of G. Herman Walker, H. G. Berry and Adam C. Welborn, or a majority of them or of a representative designated by a majority of the members of the said committee. In the event of death or resignation of any member of the said committee, the remaining member or members shall have full authority to approve such design or location within thirty (30) days after the said sketches, plot plans, permanent plans and specifications have been submitted to it, or in any event if no suits to enjoin the construction of such building or the making of such alterations have 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 the said building committee nor its designated representative shall be entitled to any compensation for service performed pursuant to

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