

this covenant. The powers and duties of such committee shall cease on and after August 1, 1985. Thereafter, the approval described in this covenant shall not be required, unless prior to the said date and effective thereon, a written instrument shall be executed by the then owners of record, of a majority of the lots in this subdivision, duly recorded, shall appoint a representative or representatives, who shall thereafter exercise the same powers and duties previously exercised by the said committee. In the event of the death, or resignation of any member of the said committee the remaining members shall select a successor member at any time up until August 1, 1985.

(3) No lot shall be re-cut so as to face in any direction other than as shown on the recorded plat of this subdivision.

(4) No building shall be located nearer to the front or side lot lines than as shown on the building set back line, on the recorded plat. No building, exclusive of open porches or breezeways shall be located nearer to the side street or side lot line than Ten (10%) per cent of the width of the lot on the building line. No building shall be located nearer than Ten (10) feet to the rear lot line.

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(5) No single floor residential structure shall be erected or placed on any building plot which structure shall have a ground floor area of less than One Thousand Three Hundred Fifty (1350) square feet. No residential structure having more than one (1) story shall have a ground floor area of less than Nine Hundred (900) square feet. The minimum ground floor areas set out shall be exclusive of porches, breezeways and garages.

(6) An easement five (5) feet in width is reserved along each side and rear lot line for drainage and utilities.

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