

Covenant. In the event of death, resignation from the corporation or the building committee, or absence therefrom any two (2) remaining officers of the corporation 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 this covenant. The powers and duties of such committee shall cease on and after December 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 December 1, 1985.

(3) No such lot shall be re-cut so as to face in any direction other than as shown on the recorded plat of this Subdivision. No building shall be erected upon any such lot or combination of such lots having less than Eight Thousand (8,000) square feet in area.

(4) No building shall be located nearer than thirty (30) feet to any such front lot line, nor nearer than five (5) feet to any such rear lot line as shown on the recorded plat. No building, exclusive of open porches or breezeways, shall be located nearer to any inside lot line than Ten (10%) Per Cent of the width of such lot or combination of lots measured at the front building set back line, nor nearer than Twenty (20) feet to any side street line as shown on the said recorded plat.

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