

these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. No dwelling shall be permitted on any lot with a ground floor living area of less than 1200 square feet exclusive of open porches and garages.

3. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 10,000 square feet or a width of less than 80 feet at the front building setback line.

5. No building shall be erected, placed or altered on any lot in Section 2, Sunset Heights, until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation by a committee composed of Donald E. Baltz, or by a representative designated by the said Donald E. Baltz. In the event of the death or resignation of said Donald E. Baltz, his wife, Ethel Chloe Baltz shall have full authority to approve or disapprove such design and location or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove/^{in writing} such design and location within 30 days after said plans and specifications have been submitted to it, or in the event, if no suit to enjoin the erection 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

(Continued on Next Page)