

3. Residences constructed in said subdivision shall contain minimum square footage as follows:

| <u>Lots</u> |  |               |
|-------------|--|---------------|
| 45 and 46   |  | 1,000 sq. ft. |
| 44          |  | 1,050 sq. ft. |
| 59 - 69     |  | 1,050 sq. ft. |
| 47 - 51     |  | 1,100 sq. ft. |
| 27 - 31     |  | 1,200 sq. ft. |
| 58          |  | 1,200 sq. ft. |
| 32 - 43     |  | 1,250 sq. ft. |
| 52 - 57     |  | 1,250 sq. ft. |

4. All houses shall contain the square frontage above specified exclusive of basement, porch, or carport.

5. It is further agreed that all structures and buildings on the Thruston homesite now standing, except the main dwelling, shall be torn down and removed in sixty days from delivery of deed and that the main dwelling shall be torn down and removed in six months from date of delivery of deed.

It is further understood and agreed that any money derived from the sale of the aforesaid old structures shall be divided among the children of Lula B. Thruston equally after paying for the costs of removal.

6. No outside toilet shall be allowed on the premises.

7. No structure of any kind shall be built on any part of said property without the approval of the building committee composed of Fred Thruston and Malcolm G. Thruston. Should any member of this committee become disqualified or fail to act, the remaining member shall have full authority to appoint a successor member. Should the committee fail to act on any plan and specifications submitted to them within a period of thirty days from the time of such submission, such inaction shall be deemed approval.

8. Should any of the above restrictions set be held illegal, this shall not nullify the effect of the others.

9. Cement blocks shall not be used so as to show in the construction of any residence in this subdivision.

10. No garage apartment shall be built in this subdivision.

These restrictions shall be for the benefit of all lot

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