

covenant. The powers and duties of such committee, or its designated representative, shall cease on and after April 1, 1986. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision, and duly recorded, appointing a representative or representatives who shall thereafter exercise the same powers previously exercised by said committee.

3. No building shall be located on any residential building plot nearer to Richbourg Court than 30 feet and no building shall be located nearer to Richbourg Road than 50 feet, nor nearer than 10 feet to any side lot line. No building located 75 feet or more from the front lot line shall be located nearer than 5 feet to any side lot line or nearer than 5 feet to any rear lot line.

4. No lot shall be recut so as to face in any direction, other than as shown on the recorded plat; nor shall any lot be recut so as to contain an area less than it now has, as shown on said recorded plat, unless such recutting is done for the purpose of enlarging the size of the adjacent lots. Any residence constructed on lot #1 shall face Richbourg Road.

5. No dwelling shall be permitted on any lot with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, and garages or car-ports, less than 1,300 square feet for a one-story dwelling, nor less than 1,100 square feet for a dwelling of more than one story. For the purpose of computing said minimum square footage of the main structure, enclosed porches may be included at one-half their measured square footage. No dwellings shall be constructed of concrete blocks.

6. No noxious or offensive trade or activity shall be conducted upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

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

8. The right is reserved to lay or place, or authorize the laying and placing, of sewer, gas and water pipes, telephone, telegraph and electric light poles on any of the streets shown on said recorded plat without compensation or consent of any lot owner, and an easement is reserved as shown on the recorded plat and on the rear and side 5 feet of each lot.

9. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health until such time as municipal sewerage disposal becomes available.

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