

-Page Two-

- by them. In the event of death or resignation of one of said members, the remaining member, shall have full authority to approve or disapprove such design or to designate a representative with like authority. In the event the committee or its designated representative fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be determined to have been fully complied with.
7. Neither the members of such committee, or its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representatives, shall cease on and after twenty-five years from date. 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.
 8. No building shall be located nearer to the front lot line than the building setback line shown on the plat. No building shall be located nearer to any side lot line than the distance represented by 10% of the average width of such lot, and in no event shall be less than five (5) feet, but need not be greater than twelve (12) feet.
 9. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6000 square feet or width of less than 52 feet at the front building setback line.
 10. No noxious or offensive trade or activity shall be carried on upon any of the lots affected by these restrictions, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
 11. No trailer, basement, tent, shack, garage, barn or other out-building erected on any lot affected by these restrictions, 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, unless approved in writing by the committee referred to in Paragraph 6 above.
 12. The minimum permitted group floor area of the main structure, exclusive of open porches and garages, located on any lot affected by these restrictions shall be not less than 600 square feet.
 13. No fences of any type shall be erected on any residential lot in front of the wall of the dwelling located on any lots affected by these restrictions, except that a fence not in excess of eighteen (18) inches in height will be permitted to be located between the front wall of the house and the street.
 14. On any corner lot in this subdivision, no garbage cans or other garbage disposal containers shall be placed or located closer than fifteen (15) feet to any side or front lot line; nor shall any clothes line be closer

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