

as residential property, except, however, the committee provided in paragraph 2 may in its sole discretion designate certain portions thereof for educational and/or religious purposes, and such use shall not be a violation of these covenants. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two and one-half stories in height, a private garage, guest house, domestic employee's quarters and other non-commercial outbuildings such as a child's play house, a small hobby greenhouse and structures of a like nature. A stable to accommodate not more than two horses may be erected on any plot which has an area in excess of three acres, provided, however, that the owner of any plot having an area of less than three acres may apply to the committee provided in paragraph 2 for permission to erect a stable and the committee may in its sole discretion, grant or deny such owner's request. Garages may be attached to residences and, if not so attached, shall be located at a location approved by the committee provided in paragraph 2.

2. No building, including the dwellings, guest house, detached garages and outbuildings shall be erected, placed or altered on any plot in this development until the building plans, specifications, and plot plans 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 H.C. Harner, Hugh B. Croxton and Romayne A. Barnes. In the event of death or resignation of any member of said committee, the remaining member or members

(CONTINUED ON NEXT PAGE)