

pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1, 1985. 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 nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event no building shall be located on any residential building plot nearer than fifteen feet to any side street line, and such residences shall face towards the front of the lot, except residences on Lots Nos. 23, 27, 32, 66, 94, 95, 111, 122, 124, 127, 131, and 133, which shall face at an angle towards the intersection of the streets as shown on the recorded plat. No building shall be located nearer than ten feet, nor nearer than ten percent of the average width of the lot, whichever is greater, to any inside lot line except detached garages and other outbuildings which shall not be located nearer than seventy-five feet to the front lot line, nor nearer than five feet to any side or rear lot line. The building committee designated in paragraph 2 shall have authority to waive the requirements of this paragraph and of the recorded plat as to the facing of these buildings, and the side line and setback line requirements.'

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

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in 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. No fence shall be placed nearer the street than the building line as shown on the plat.

6. The ground floor area of the main structure of any residence, exclusive of one-story open porches and garages, shall be not less than 1700 sq. feet for a one-story dwelling, nor less than 1600 sq. feet for a dwelling of more than one story.

7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

8. These lots shall not be re-cut so as to face any direction other than as shown on the recorded plat thereof.

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