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committee shall cease on and after December 31, 1989. Thereafter, the approval described in this covenant shall not be required, unless prior to the said date and effective thereon, a written instrument shall be executed by the then owners of record of a majority of the lots in this Subdivision, duly recorded, shall appoint a representative or representatives, who shall thereafter exercise the same powers and duties previously exercised by the said committee. In the event of the death, or resignation of any member of the said committee the remaining member shall select a successor member at any time, up until December 31, 1989.

(3). No such lot shall be re-cut so as to face in any direction other than as shown on the recorded plat of this Subdivision. No building shall be erected upon any such lot or combination of such lots having less than Eight Thousand (8,000) square feet in area.

(4). No building shall be located nearer than thirty (30) feet to any such front lot line, nor nearer than five (5) feet to any such rear lot line as shown on the recorded plat. No building, exclusive of open porches or breezeways, shall be located nearer to any inside lot line than Ten (10%) Per Cent of the width of such lot or combination of lots measured at the front building set back line, nor nearer than Twenty (20) feet to any side street line as shown on the said recorded plat.

(5). No single floor residential structure shall be erected or placed on any building plot which structure shall have a ground floor area of less than Eight Hundred (800) square feet. No residential structure having more than one (1) story shall have a ground floor area of less than Six Hundred (600) square feet. The minimum ground floor areas herein set out shall be exclusive of porches, breezeways and garages.

(6). Easements and rights-of-way as shown on the recorded plat of this Subdivision are reserved for the purposes shown thereon. Where no specific easement or right-of-way is shown on said plat, the owner reserves an easement of five (5) feet in width along each side and rear lot line, for drainage and utilities.

(7). 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.

(Continued on next page)