

such design or to designate a representative with like authority. In the event said committee or its designated representative, fails to approve or disapprove such design and location within thirty 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 alternations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. 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 or after 25 years from date. Therefore, 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.

(6) No building shall be located nearer to the front lot line than 40 feet nor nearer to any side lot line than ten (10%) per cent of the width of the lot at its front set back line or 15 feet, whichever is less. No detached garage or other out building located on the rear one fourth of this lot shall be located nearer than ten feet to any side lot line.

(7) No building shall be erected or placed on any lot having an area of less than 30,000 square feet.

(8) 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.

(9) 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 5 above.

(10) 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 1500 square feet.

(11) 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.

(12) No fuel oil tanks or any other type tank used for the storing of oil or gas for heating or cooking purposes shall be located on any lot above the ground, and all such tanks must be underground.

(13) On any corner lot in this subdivision, no garbage cans or other garbage disposal containers shall be placed or located closer than twenty five feet to any side or front lot line; nor shall any clothes line be closer than twenty five feet to any front or side line of said lot, other than the rear lot line, provided the same does not face a street.

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