

Neither the members of such committee, nor its designated representative will be entitled to any compensation for services performed pursuant to this Covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1, 1991.

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 Number 3, 24, 25, 27, 30, 31, 35, 39, 40, 43, 53, 58, 61, 63, 70, 71, 77, 83, and 84 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 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 and such garages or other outbuildings shall be constructed of new material.

4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 15,000 square feet or a width of less than seventy-five feet at the front building setback line, except residences on Lots Numbers 3, 24, 25, 27, 30, 31, 35, 39, 40, 43, 53, 58, 61, 63, 70, 71, 77, 83, and 84, upon which the width at the minimum building setback line shall be as shown on the recorded plat.

5. 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.

6. 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.

7. The ground floor area of the main structure of any dwelling built on these lots, exclusive of one-story open porches and garages, shall be not less than 1,300 square feet for a one-story dwelling, nor less than 1,200 feet for a dwelling of more than one story.

8. 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.

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