

of "Trollingwood - Section I", as shown on the aforementioned Plat (hereinafter referred to as the "Tract").

These covenants are to run with the land and shall be binding on all parties, and all persons claiming under them until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the premises it is then agreed to change said covenants in whole or in part.

If the parties hereto (including the owner of any portion of the premises) or any of them or their heirs, successors or assigns shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development which is subject to these restrictions to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them or it from so doing or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All property within the tract shall be known and described 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,

(Continued on next page)