

The powers and duties of such Committee, and of its designated representatives, shall cease on and after January 1, 1982. Thereafter the approval described in this covenant shall not be required unless, prior to said time a written instrument shall be executed and duly recorded by the then record owners of a majority of the lots in this subdivision, appointing a representative or representatives to act in the place and stead of said Committee, said appointees to exercise and to have the same powers previously exercised by the original Committee.

(3) No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat.

(4) No residential structure shall be erected or placed on any building lot, which lot has an area of less than 1600 square feet.

(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 out-building erected on any of the aforesaid lots 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) No lot shall be subdivided nor shall any lot be recut so as to face any direction other than that as shown on the recorded plat thereof.

(8) All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

(9) Easements for installation and maintenance of utilities of all types are reserved as shown on the recorded plat over the rear ten feet of each lot and the five feet along the side line of each lot, together with the right of ingress and egress for the installation, repairs and maintenance of said utilities and public conveniences.

(10) It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly or unkept conditions of buildings or grounds on such lot which shall tend to destroy the beauty of the neighborhood as a whole or the specific area where said lot is located.

(11) No commercial signs shall be erected or maintained on any lot.

(12) No private water wells may be drilled or maintained on any residential lot so long as the undersigned, its agent, successors or assigns, shall maintain a water distribution line or cause to be maintained by other parties a water distribution line, within fifty feet of said lot with an average daily water pressure in such line adequate for normal household use of dwellings served by said line.

(13) In the event municipal or district sewerage lines are made available to the aforesaid lots, any and all residences situate thereon shall discontinue the use of septic tank facilities not later than twelve months after said sewerage lines are available. Under no circumstances shall sewerage be emptied or discharged into the lakes, streams or creeks situate on or in

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