

One and one-half story residences 2,600 square feet
(of which at least 1,300 square feet of heated area shall be
on the main floor)

Split level residences shall have a minimum of 2,200 square feet. In calculating the minimum requirement of 2,200 square feet, no credit shall be given for the square footage on the lower or basement level.

7. No garage or other outbuilding more than one story in height shall be erected upon any numbered lot. The entrance to a garage shall not face the street or the side of the lot unless it has doors. The entrance to all carports shall face the rear of the lot.
8. No residence shall be constructed on any lot having more than 2 stories in addition to a basement area.

III. APPROVAL OF PLANS

1. The Architectural Committee shall be composed of Carroll B. Waddell and Lee E. Thomason. In the event of the failure or inability, for any reason, of a member to act, the vacancy created shall be filled temporarily or permanently, as necessary, by the remaining member of the Committee.
- All members shall constitute a quorum and a unanimous vote shall be required for the transaction of any business of the Committee.
2. No improvements or buildings shall be erected, placed or altered on any lot or lots until and unless the building plans, specifications and plot plan showing the proposed type of construction, exterior design, architectural harmony with the neighborhood and location of such residence have been approved in writing as to conformity and harmony of external design and consistence with plans of existing residences or other buildings and as to the location of the structure with respect to topography and finished ground elevation, by the Architectural Committee.
3. In order to prevent duplication of buildings or improvements to be constructed in this section or adjacent sections, the Committee is vested with full authority to approve or disapprove plans for the construction of any building or improvements with its major features so similar to an existing building or improvement as to be construed as a practical duplication thereof in the discretion of the Committee.
4. In the event said Committee fails to approve or disapprove such designs and plans within 30 days after said plans have been submitted to it, or in any event, if no suit to enjoin the erection or alteration of such building or improvement had been commenced before such erection or alteration is substantially completed, such prior approval will not be required and this covenant will be deemed to have been fully complied with and no suit or claim will be available to said Committee, nor to any lot owner or other person. The term "building or improvement" shall be deemed to include the erection, placement, or alteration of any outbuilding, wall or fence to be made in any lot.
5. The Committee is authorized by unanimous vote of all its members to approve or ratify in the construction or alteration of any building

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