

approved in writing as to conformity and harmony of exterior design with the existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation by the architectural committee, or by a representative designated by a majority of the members of said committee. One set of plans, specifications and plot plans shall be left or filed with the committee. In the event said committee, or its designated representative, fails to approve or disapprove such design, plans, specifications and locations within thirty (30) days after said plans have been submitted to it, or in any event, if no suit to enjoin the erection of such buildings or the making of such buildings or the making of such alterations or improvements has been commenced prior to the completion thereon, or the substantial completion thereof (in excess of 60%) such approval will not be required and this covenant will be deemed to have been fully complied with and no suit or claim shall then be available to said committee or other lot owner as the same would not constitute a violation thereof.

- (a) The architectural committee shall be composed of the stockholders of Smith & Brooks, Inc. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to act herein to either approve or disapprove plans, design or location or to designate a representative with like authority. In order to prevent duplication of buildings or improvements to be constructed, the committee is vested with the authority to approve or disapprove applications when the building or improvements have major features so similar to an existing building or improvements as to be construed as a practical duplication thereof, in the full and complete discretion of the committee.
- (b) The terms, "building", "improvements", or "residence" shall be deemed to include the erection, placement or alteration of any building or improvement including any wall or fence.
- (c) Application for approval as herein required shall be made to one or more members of the committee by the submission of request for approval, accompanied by building plans, specifications and plot plan in duplicate,

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