

any of said one-story houses contain less than two thousand four hundred feet, a garage, either attached or unattached, large enough to accommodate at least two automobiles, shall be required, and provided further that in the event any of said one-story houses contain two thousand four hundred square feet or more, no such garage shall be required. In the case of two-story dwelling houses, the ground floor area must contain at least one thousand five hundred square feet, exclusive of any garage area, and the second floor thereof must be large enough to provide for a minimum total square footage area of the dwelling house of two thousand six hundred square feet. Other dwelling houses not described within this paragraph shall be classified as multilevel houses and the main level of any such multilevel house must contain a minimum of one thousand five hundred square feet with the remainder of the house being large enough to comprise a minimum total of two thousand six hundred square feet. Within the provisions of this paragraph, all square footage areas referred to exclude basement and attic areas for all types of houses described herein and shall be deemed to apply only to living areas.

8) It is recognized that the road network leading into the development is a fee simple access road with the responsibility for the maintenance thereof resting with all of the lot owners, and in view of this fact, there is hereby created a Road Committee composed initially of Jack A. Burgess, Jr. and David R. Martin with Clayton S. Aldebol being an alternate member. The membership of this Road Committee can be changed at any time by a majority vote of the lot owners, but at no time shall the committee be composed of more than two voting members with one alternate member. It shall be the responsibility of this committee to collect a minimum fee of sixty (\$60.00) dollars per year for each land owner within the development for the maintenance expenses of the road network, and this amount can be exceeded in the event emergency maintenance measures are necessitated. All roads in the development shall be named by the Road Committee.