

shall not be required unless prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing of a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee. No member of this architectural committee shall be liable for any act or omission except wilful misconduct or gross and inexcusable neglect. Anything to the contrary notwithstanding, the architectural committee shall have the sole discretion to waive any of these restrictions, or modify same, in the event that any of said restrictions would create an undue hardship and not substantially conflict with the intent of these restrictions.

3. All lots in the tract shall be exclusively used for single family residential purposes only. No structures shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height, a private garage, or domestic employee's quarters and guest house. No other out-buildings of any type shall be erected or altered without the prior written approval of the architectural committee.

4. The ground floor area of the main structure of any residential building erected on any lot shown on the recorded subdivision plat, exclusive of one-story open porches and garages, shall be not less than 2,500 square feet of heated floor space for a one-story dwelling, nor less than 3,000 square feet of heated floor space for a dwelling of more than one story with a total square footage requirement of 2,000 square feet of heated floor space in the main floor area for all dwellings of more than one story.

5. No trailer, basement, tent, shack, garage, barn or other out-building erected on the tract shall at any time be used as a residence either temporarily or permanently.

6. All residences shall have a standard letter size metal mail box, as approved by the Postmaster General, which is to be erected by the owner on a one and one-half inch galvanized iron pipe at the height required by the Post Office Department. All boxes and posts will be painted black and shall be kept in a good state of repair at all times.

7. In addition to drainage easements shown on the recorded plat, a five-foot easement is reserved along all side and rear lot lines for drainage and utility installation and maintenance; provided that when more than one lot shall be used as a single building site for only one residence, the aforesaid five-foot easement shall apply only with respect to the exterior lines of such consolidated lot.

8. No numbered lots in this subdivision shall be recut so as to face any direction other than as shown on the recorded plat hereinafter referred to, nor shall any of said lots be resubdivided so as to recreate an additional building lot, except that lot number 9 may be so recut only to the extent that no portion(s) of the aforesaid lot shall have less than 150 feet frontage on Quail Hill Court. This provision is not intended to prevent cutting off a small portion or portions of any lot for the purpose of conveying the same to an adjoining lot owner. Where a residence has been erected on a tract consisting of two or more lots, none of said lots shall be thereafter sold separately if such sale would result in a violation of the provisions of Covenant No. 1 hereof.

9. No fence, wall or hedge shall be erected or planted along any lot line and no tank for the storage of fuel above the surface of the ground shall be erected upon any lot, unless under the provisions of Covenant No. 2 hereof the written approval of the architectural committee shall be first obtained.

10. No animals shall be kept, maintained or quartered on any lot except that cats, dogs and caged birds may be kept in reasonable numbers as household pets for the pleasure of the lot owners.