

rear lot line. The Declarants shall in all cases have the right to determine and designate the building lines necessary to conform to the general plan of the subdivision and to the best interests of each lot owner in said subdivision, and the Declarants' judgment and determination shall be final and binding.

9. Anything in this paragraph to the contrary notwithstanding, in the event one lot or portion thereof and the whole or a portion of a contiguous lot all in one ownership shall be used as one building site for one structure and its appurtenant outbuildings permitted by this Declaration, then while so owned and used, the side lines and rear lines of such site shall for purposes of this paragraph be deemed to be the side lot line and the rear lot line of such site.

10. Upon consummation of the sale by the Declarants of more than one-half (1/2) of the lots presently constituted as shown on the aforesaid plat, the Declarants shall relinquish all duties and responsibilities imposed upon them by this Paragraph III in favor of an architectural committee to be appointed by the River Ridge Property Owners Association, Inc., or any successor thereto, in accordance with the By-Laws of said entity. Said architectural committee shall thenceforth exercise all powers, duties and responsibilities imposed upon the Declarants by this Paragraph III and shall be vested with such discretion as is granted to the Declarants by this Paragraph III. Said architectural committee shall be composed and shall operate in such a manner as shall be determined by the River Ridge Property Association, Inc., or any successor thereto, in compliance with the By-Laws of said entity.

IV.
LOTS

1. Not more than one (1) dwelling unit shall be erected, constructed or maintained upon any one lot. No resubdivision of any lot shall occur except as permitted hereinafter.

2. Upon approval by the Declarants as set forth hereinafter Lots 5, 6, 21 and 22 as shown on the aforementioned plat may each be resubdivided into two (2) individual lots, subject to compliance with such conditions and requirements as are set out hereinafter:

a. Resubdivision of any of the four (4) lots identified above shall be accomplished in such a manner that the acreage of the two (2) lots created thereby shall be roughly equivalent.

b. Resubdivision of any of the four (4) lots identified above shall occur, if at all, prior to the commencement of construction of any improvements thereon.

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