

lot as a single residential building site, providing that tracts or said lots, when so formed, would otherwise meet the requirements as contained herein as to lot size and setback limitations.

10. The right is reserved herein to lay or place or authorize the laying and placing of sewer, gas and water pipe lines, telephone, telegraph and electric light poles on or under any of the streets, alleys and by-ways shown on said plat or hereafter cut without compensation or consent of any lot owner in said subdivision. In accordance therewith, an easement for the installation and maintenance of utilities and drainage facilities is hereby reserved over all said streets, alleys and by-ways shown on the recorded plat.

11. Easements for utility installation and maintenance and drainage facilities are hereby expressly reserved over and across the side and rear five feet of all said lots and as otherwise shown on the recorded plat. In the event, however, one or more lots or portions thereof are joined together to form a larger or smaller tract in accordance with the provisions herein stated, the easement for drainage and utilities hereby reserved shall be only on the side and rear boundaries of the lots as formed.

12. No building shall be erected, placed, altered or permitted to remain on any of said tracts until and unless the building plans, specifications and plot plans showing the location of such building, the proposed type of construction and the exterior design have been approved in writing by the architectural committee created herein as to conformity and harmony of external design with the existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation by said architectural committee. One set of plans and 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 location within 30 days after said plans have been submitted to it, or in the event, if no suit to enjoin the erection of such buildings or the making of such alterations or improvements has been commenced prior to the completion thereof, or sub-

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