

Committee as to the quality of workmanship and materials, the harmony of external design with existing structures, and the location with respect to topography and finish grade elevation. The Committee may, by unanimous vote, grant a waiver of requirement for the setback lines, for the side lines, and for the lot lines either prior to construction or after violation; provided, in the opinion of the Committee such a waiver should be granted because of topography, the shape of any platted lot, or any other reason which, in the opinion of the Committee, would make it impossible or impractical to comply with the established requirements; provided further in the opinion of the Committee, such a waiver will cause no substantial injury to any other lot owner. In no event may the Committee approve or ratify a violation of the front set-back line of more than five feet (5') or of a side line of more than four feet (4'). In no event shall the Committee approve the re-subdividing of a lot or changing the lot line unless such shall be done to add to and increase the size of an adjacent lot; provided no such change shall decrease the frontage of any lot shown upon the Plat by more than five feet (5') unless the purpose and reason for division is to divide the lot between the owners of the adjacent lots to thereby increase the size of both adjacent lots.

11. Sewerage disposal shall be by governmental sewerage disposal system, or systems, or by septic tank complying with the specifications of the State Board of Health.

12. No lot shall be re-cut so as to reduce the size and dwelling erected thereon unless the purpose of re-cutting is to increase the size of the lots for building a larger residence and such re-cutting must be approved by the afore-mentioned Committee. No detached garage or outbuilding not connected with the main residence shall be erected nearer than seventy (70) feet from the front lot line, nor nearer than ten (10) feet to any side or rear lot line. If the lot in question fronts on more than one street the side lot line for the building set back will be ten (10).

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