

binding upon the committee members and Riverdale Subdivision as a whole unless any committee decision is overturned by a vote of two-thirds (2/3) of the then lot owners within 30 days of the date of any such decision. All decisions made by the committee shall be reduced to writing and a copy thereof distributed to each lot owner in the subdivision. The members of the committee shall be elected on an annual basis with the stipulation that the membership may be changed at any time by a majority vote of the then lot owners, but at no time shall the committee be composed of more than five (5) voting members with one alternative member. In the event said committee or its designated representative fails to approve or disapprove any design or location submitted to it within 20 days after said plans and specifications have been so submitted, or, in any event, no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required, and this covenant will be deemed to have been fully complied with. No member of the committee shall be entitled to any compensation for services performed pursuant to this covenant.

5. No building shall be located nearer to the front lot line than the building setback line shown on the recorded plat. Further, no building shall be located nearer to any side lot line than the distance represented by  $10\frac{2}{3}$  of the average width of such lot; however, in no event shall any building be located closer to the side lot line than five (5) feet, but the building need not be located farther from the side lot line than twelve (12) feet.

6. No residential structure shall be erected or placed on any residential lot which has an area of less than 10,000 square feet or a width of less than 75 feet at the front building setback line.

7. No noxious or offensive trade or activity shall be carried on upon any of the lots affected by these protective covenants, nor shall anything be done thereof which may be or become an annoyance or nuisance to the neighborhood, and no

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