

Clark and Robert E. Scott as the initial members of the Committee. Members of the Architectural Committee may be substituted from time to time by the Developer and their successors in office. Two members of the Architectural Committee shall constitute a quorum, and a vote of the two members is necessary to transact any business of the Committee. The Architectural Committee is hereby empowered to delegate any of its authority or authorities herein conferred to a third party or parties duly authorized by the committee.

2. No improvements shall be erected, placed, altered or changed on any lot in this subdivision until and unless the building plans, specifications and plot showing the proposed type of construction, exterior design and location of such residence have been approved in writing by the Architectural Committee. In addition, a landscape development must likewise be submitted to and approved by the Architectural Committee showing the location of proposed fences, boundary or patio walls, hedges, shrubbery, walkways, driveways, parking areas and important trees.

3. In order to prevent duplication of buildings or improvements to be constructed in this subdivision, the Architectural Committee is vested with full authority to approve or disprove plans

for the construction of any building or improvement with its major features so similar to an existing building or improvement as to be considered a substantial duplication thereof in the discretion of the Committee. The Architectural Committee shall further have the right to refuse to approve any such plans, specifications, plot plans or landscape plans which in its opinion and discretion are not suitable or desirable and, in so passing upon such plans, specifications, plot plans or landscape plans, the Committee shall take into consideration the suitability of the proposed building or other improvement, the materials of which it is to be built, whether or not it is in harmony with the surroundings, and what effect it will have on other residences already constructed and what effect it will have on the outlook from adjacent or neighboring property.

4. In the event the Committee fails to approve or disapprove such plans within thirty (30) days after they have been submitted to it, or if no suit to enjoin the erection or alteration of such building or improvement has been commenced before such erection or alteration is substantially completed, approval of the Architectural Committee will be conclusively presumed, and this covenant will be deemed to have been fully complied with. The term "building or improvement" shall be deemed to include the erection placement or

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