

4. No lot shall be recut without first obtaining the written permission of the Architectural Committee created under Article III hereof.

5. Nothing herein contained shall be construed to prohibit the use of more than one lot or of portions of one or more lots as a single residential unit, provided written approval thereof shall first be obtained from the Architectural Committee and provided further that the site faces as required by these restrictions and the recorded plat.

6. The following minimum floor space required shall apply to all numbered lots. In calculating the minimum floor space there shall be included the heated are of the residence. Porches, garages and breezeways and unfinished basements shall be excluded from the calculation.

One story residences	2650 square feet
One and one-half and two story residences (of which at least 1550 square feet of heated area shall be on the main floor)	2550 square feet

III. APPROVAL OF PLAN CHANGES.

1. The Architectural Committee shall be composed of Ben E. Sanders.

2. No improvements or building shall be erected, placed or altered on any lot or lots until and unless the building plans, specifications and plot plan showing the proposed type of construction, exterior design and location of such residences have been approved in writing as to conformity and harmony of external design and consistent with plans of existing residences or other buildings and consistent with plans of existing residences or other buildings and as to the location of the structure with respect to topography and finished ground elevation, by the Architectural Committee.

3. In order to prevent duplication of building or improvements to be constructed, the Committee is vested with full authority to approve or disapprove plans for the construction of any building or improvements with its major features so similar to an existing building or improvement as to be construed as a practical duplication thereof in the discretion of the Committee.

4. In the event said Committee fails to approve or disapprove such designs and plans within thirty (30) days after said plans have been submitted to it, or in any event, 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, such prior approval will not be required and this covenant will be deemed to have been fully complied with and no suit or claim will be available to said Committee, nor to any lot owner or other person. The term "building or improvement" shall be deemed to include the erection, placement or alteration of any outbuilding, wall or fence to be made on any lot.

5. The Committee is authorized to approve or ratify in the construction or alteration of any building minor violations of the requirements herein set forth under Section II, "Setbacks, Location and Size of Improvements and Lots", if in the opinion of said Committee the same shall be necessary

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