

3.4 No one-story, split-level or storm-shed-half residence shall be constructed on lots one or two. No two-story residence shall be erected containing less than 3,000 square feet of floor space excluding garages and breezeways. On Lot No. 13 no residence shall be constructed containing less than 1,200 square feet of heated space.

3.5 No recreational amenities of any type or description, including swimming pools, may be built, erected or placed on any lot in the subdivision without first obtaining the written consent and approval of the Architectural Committee in accordance with Article IV.

IV.

APPROVAL OF PLANS

4.1 The ARchitectural Committee for this subdivision shall be composed of:

- a) Hamlin Beattie
- b) G. Jackson Hughes
- c) Lawrence Nachman

In the event of a vacancy on the Architectural Committee or the failure or inability of any member to act, the vacancy shall be filled temporarily or permanently as may be necessary by appointment by the other two Board members. The appointment shall be within the categories set forth above. The members of the Architectural Committee shall be appointed for additional terms with no limit on the number of additional terms to which they can be reappointed. In all matters, a majority vote shall govern.

4.2 No improvements of any nature shall be erected, placed, altered or changed on any lot in this subdivision until and unless the building plans, specifications and plot plan showing the proposed type of construction, exterior design and location of such residence (or other improvement) have been approved in writing by the Architectural Committee as to conformity and harmony of external design and consistence of plan with existing residences (and improvements) on other lots in the subdivision and as to the location of the structure with respect to topography and finished ground elevation. In addition, a landscape development plan or recreational development plan must likewise be submitted and approved by the Architectural Committee showing the location

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