

The committee may by affirmative action permit minor variations from the restriction requirements under Building Location if in the opinion of the committee the same shall be necessary to prevent undue hardship because of topography, the setback lines as shown on the recorded plat, the minimum side line as referred to in the restrictions and if in the opinion of the members of the committee such violation will cause no substantial injury to any other lot owner. The authority of the Committee in approving variations shall apply only to eaves, steps and open porches. In no event may the committee approve a variation or violation of the front setback line of more than 5 feet or of the main building side line restriction of more than 2 1/2 feet. The approval by the committee shall be binding on all persons.

The Architectural Control Committee shall be composed originally of the developer, Alfred C. Mann, Jr., and two members selected by him. In the event of death, incapacity or resignation of a member of the Committee, the remaining members shall have full authority to designate a successor. The members of the committee shall not be entitled to any compensation for services performed under this covenant. When 75% of the lots have been sold, then the record owners of a majority of the lots shall have the power through a duly recorded instrument to change the membership of the committee.

3. DWELLING SIZE. No main residential structure shall be permitted on any building site covered by these covenants of which the habitable floor area exclusive of porches, breezeways and garages is less than 1400 square feet of floor space for a one-story, split level or story and a half residence or less than 900 square feet on the ground floor nor less than 700 square feet on the second floor in the case of a two-story residence. In computing the square footage of any split level residence, credit will be given for one-half the square footage of any basement that is finished and heated. In computing the square footage of any story and a half residence, no credit shall be given for the area above the ground floor. No residence shall have less than 1 1/2 baths.

4. BUILDING LOCATION. No building shall be located on any residential building lot nearer to the front lot line nor nearer to side street line than the minimum building setback lines as shown on the recorded plat. No residence shall be nearer than 7 1/2 feet to any side lot line. No detached garage or other outbuilding shall be nearer than 80 feet from the front lot line nor nearer than 7 1/2 feet from any side or rear lot line.

5. LOT AREA AND WIDTH. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 8500 square feet and width of less than 70 feet at the front building setback line.

6. NUISANCES. No noxious or offensive trade or activity shall be carried on upon any residential lot nor shall anything be done thereon which may be or become an annoyance, menace or nuisance to the neighborhood. Nor shall any substance, thing or material be kept upon any lot that will or might disturb the peace, quiet, comfort or serenity of the occupants of the surrounding property.

7. TEMPORARY STRUCTURES. No structure of temporary character trailer, basement, tent, shack, garage, barn or other outbuildings shall be placed, used or erected upon any lot at any time as a residence either temporarily or permanently. No house trailer shall be placed on any lot either temporarily or permanently.

8. DRIVEWAYS AND WALKS. All driveways shall be solid concrete and must be installed by the time the residence is completed. Any walkways on the front shall be either solid concrete or solid brick.

(Continued on Next Page)