

III. RESIDENTIAL AREA COVENANTS.

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. DWELLING QUALITY AND SIZE. No one-story dwelling shall be permitted on any lot with a ground floor living area of less than 1,300 square feet exclusive of open porches and garages, nor less than 1,150 square feet of ground floor living area exclusive of porches and garages for a dwelling of more than one story. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans and specifications have been approved by a committee composed of T. G. Crymes, Jr., W. M. Edwards, Luther M. McBee, Wilkins Norwood, or by a representative duly authorized by this committee for such purpose. If any one or more of the named members of this committee shall resign or cease to serve for any reason, a successor to such member can be selected by a majority of the lot owners in Cherokee Forest. Each lot through its owner shall have one vote in any such procedure for selection of members of the committee.

3. BUILDING LOCATION. No building, including garages, shall be located on any lot nearer to the front lot line or nearer to the side street line or side lot line than the minimum building set back lines shown on the recorded plat. In any event, no building shall be located