

. No animals shall be kept, maintained or quartered on any lot except that cats, dogs and caged birds may be kept in reasonable numbers as pets for the pleasure of the occupants.

8. No one-story residence shall be erected on any of said lots containing less than 1600 sq. ft. of floor space, exclusive of porches, breezeways, and garages. Any two-story dwelling shall contain not less than 1,000 sq. ft. of floor space, exclusive of porches, breezeways and garages, on the first floor and not less than 800 sq. ft. on the second floor. Any one constructing a split-level shall be entitled to full credit for a second and upstairs floor but in computing the square footage shall be entitled to only one-half credit for the finished and heated area in the basement.

9. No detached garage or other outbuilding shall be nearer than 75 feet from the front line nor nearer than 8 feet to any side or rear lot line.

10. No garage or other outbuilding more than one-story in height shall be erected on any of said lots.

11. No residence or buildings shall be erected, placed or altered, on any lot or lots until and unless the building plans and plot plan showing the proposed type of construction, exterior design and location of such residence have been approved in writing, as to conformity and harmony of exterior design and construction of plans for the existing residences and other buildings and of the location of structure, by the architectural committee hereinafter established.

### III.

#### ARCHITECTURAL COMMITTEE

1. The Architectural Committee hereinafter referred to shall be composed of John S. Taylor, Jr., James David Wright and one freeholder and resident of property located in said subdivision. The members of said committee shall serve for a period of five years from the date of these restrictions and any vacancy on said committee shall be filled by appointment made by John S. Taylor, Jr. and James David Wright as developers of said subdivision. Each of said members of the committee will be eligible for re-appointment. Any two members of said committee shall constitute a quorum for the transaction of any business before the committee.

2. In the event said committee fails to approve or disapprove the designs, plan and plans within two weeks 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 improvements have been commenced before such erection or alteration is substantially completed, such prior approval will not be required and this covenant will be deemed fully complied with and no suit or claim will be available to said committee nor to any lot owner or other person.

3. Application for approval as required herein shall be made to the committee or any member thereof and at the time of making such application there shall be submitted building plans, and plot plan, all in duplicate, and one copy of such plans and specifications will be retained by the committee and one of the other copies will be returned to the applicant with the approval or disapproval noted thereon.

4. No building or improvement shall be constructed on any of said lots nearer the front line of said lots as shown on said plat than the setback line which shall be established and approved by a majority of the architectural committee.

5. Upon the approval by the committee of any proposed construction, the committee shall issue to the applicant a permit. No construction or alteration shall be carried out until and unless such permit is first obtained, nor unless the sanitary requirements in-

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