II. SETBACK, LOCATION AND SIZE OF IMPROVEMENTS AND LOTS.

1. No building shall be erected on any lot nearer to the front lot line than the building setback line as shown on the recorded plat and any such building shall face toward the front line of the lot except that buildings to be constructed on corner lots may face either street or the intersection line. No residence shall be nearer to any side lot line than a distance equal to 10% of the width of the lot measured at the building setback line.

2. No detached garage or other outbuilding shall be nearer than 75 feet from the front lot line nor nearer than 5 feet from any side or rear lot line.

3. No wall, fence or hedge shall be erected across or along the front of any lot and nearer to the front lot line than the building setback line having a height of more than 3 feet.

4. No lot shall be recut except 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.

5. The minimum floor space shall be 925 square feet and shall apply to all numbered lots. In calculating the minimum floor space there shall be included the heated area of the residence. Porches, garages and breezeways and unfinished basements shall be excluded from the calculation.

6. No garage or other outbuilding more than one story in height shall be erected upon any numbered lot.

III. APPROVAL OF PLAN CHANGES.

1. The Architectural Committee shall be composed of James Mash and Ray Cobb.   In the event of the failure or inability, for any reason, of a member to act, the vacancy created shall be filled temporarily or permanently, as necessary, by the remaining member of the Committee.

2. No improvements or buildings shall be erected, placed, or altered on any lot or lots until and unless the building plans, specifications and plat 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 external