



C. The Committee's approval or disapproval, as required in these Covenants, shall be in writing. In the event the committee or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related Covenants shall be deemed to have been fully complied with.

3. The floor area of the dwelling, exclusive of open porches and garages, shall be not less than 1,200 square feet on any lot.

4. No building shall be located on any lot nearer to the front lot line or nearer to the side street than the minimum building setback lines shown on the recorded plat. In no event shall any building upon any lot be located nearer than 10 feet to the front lot line or nearer than 10 feet to the side lot line, except that a minimum 10 feet side yard shall be required for a garage. For the purpose of this Covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

5. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

8. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

9. No oil drilling, oil development operations, oil refining quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil, or any other substance, shall be erected, maintained or permitted upon any lot.

10. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

11. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and same shall not be kept on any lot except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

12. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines, and the contrary herein notwithstanding no fence or wall shall be located any closer to the street than the minimum building setback line of 10 feet.

13. Each family unit in each single family dwelling shall have parking spaces equal to 2 spaces per family. These parking spaces shall be noted on each plot plan which shall accompany each set of drawings and specifications submitted to the Architectural Control Committee for approval. Driveways and parking areas shall be concreted with minimum 2,500 PSI concrete poured a minimum of 3 inches thick. No asphalt based paving shall be used for driveway or parking areas.

14. The owner proposes to construct on each of the aforesaid lots a townhouse. In the matter of the construction and completion of each of said townhouses, certain eaves, siding, roof overhangs, utility meters, and brick veneer attached to the structural walls will or may encroach over into the air space of an adjoining or contiguous lot. There is hereby created on each of said lots so affected an easement for said encroachments or overhangs created by said construction. In addition to the valid easements for each of said encroachments or overhangs, there is also granted the right to maintain and repair the same so long as said encroachments and overhangs shall and do exist. In the further event that any structure comprising a said townhouse is totally destroyed and then rebuilt, the Owners of said townhouse so affected agree that said encroachments and easements shall be permitted in the matter of the reconstruction and the right of maintenance shall continue to exist. Side lot lines as specified in Paragraph 4 of these Restrictions shall apply only to end building on each block, and it is understood that there is no side lot minimum on lots not located at the end of any block.

15. The authority of the Architectural Control Committee shall include the approval of exterior paint colors, brick type and color,

