

exterior appearance of any structure shall be made without like approval. Owner reserves the right to designate from time to time one or more individual(s), association(s), or corporation(s) to act in the approval or rejection of such plans and specifications and for the enforcement of the provisions of this Declaration, and each such designee shall have the same powers and authority herein reserved to owner for the administration, enforcement, and carrying out of the provisions of this Declaration. Authority shall continue and remain vested in each such designee until such time as Owner shall cancel and terminate the designation by an instrument under seal. If for any reason the powers so granted are terminated by Court Order or otherwise, then the same shall automatically revert to Owner. Should Owner fail to approve or disapprove the plans and specifications submitted to it by an owner of one or more of said lots within thirty (30) days after receipt of written request therefore, then such approval shall be deemed to have been given; provided, however, that no building or other structure shall be erected or be allowed to remain on any of said lots which violates any of the covenants, restrictions or conditions contained herein.

2. No structure shall be erected, altered, placed or permitted to remain on any said lots, other than one detached single-family dwelling, not to exceed two and one-half stories in height, with a minimum square footage of 1500 square feet for a ranch and 1900 square feet for a two-story, and other necessary buildings used in connection with said residence, including a garage, but no garage apartment or similar structure shall be permitted.
3. No noxious or offensive activity shall be carried on upon any of said lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to any adjoining lot or the neighborhood.
4. None of said lots shall be divided so as to make more than one building lot out of same, but portions of a lot may be combined with any adjoining lot.
5. No trailer, tent, shack, garage, barn or other structure shall at any time be used as a residence of a temporary character permitted thereon, nor shall any structure be moved onto any of said lots unless (i) it shall conform to and be in harmony with the existing structures in the subdivision, and (ii) it shall have been approved in writing by Owner.
6. No animal, fowl, or swine shall be permitted upon any of said lots, excepting animals customarily considered household pets (e.g., dogs).