

3 ARCHITECTURAL CONTROL

The Architectural Control Committee (Committee) shall be L, Kent .Berry and/or Susan B. Berry so long as a majority of the Lots in said Subdivision remain unsold, or so long thereafter as the Developers desire.

a. PLANS

No construction shall be allowed on any Lot until the plans and specifications which include a location of the structure shall have been approved by the Developers, or either of them, or by a property owners committee if such has been created.

b. CHANGES

It is clearly understood that the Committee may require any changes, not otherwise prohibited in these restrictions, concerning size, designs, style, location, type of exterior and so forth, with regard to the building. All dwellings shall have a minimum of a two-car garage attached to the building proper. Use of detached garages or basement garages may be acceptable, but only with the Committee's approval. At no time shall a garage be converted to living space without the addition of another two-car garage attached to the building proper. Garage doors visible from the street shall remain closed at all times except for cleaning and entering and leaving.

c. APPEAL

There shall be no appeal from the decision of the Committee. If there is a conflict, and it cannot be reconciled, then the only obligation of the original Developers, or their successors in interest, is to repay the original purchase price, without interest and without payment of any other expenses. Improvements made by the purchaser before the conflict arose shall be expenses of the purchaser.

d. POSITIONING OF DWELLING

The location of the dwelling shall be as the Committee shall determine. Because of the size, shape or topography of the Lot, the location of each dwelling and its setback are critical. Therefore, no plans or specifications shall be approved without a surveyor's draft drawing showing the location of the proposed building.