

**Restrictive Covenants
Of
Green Meadows Subdivision
Phase five
Lot Numbers 73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89**

A. All lots will be known as "residential lots." No structure will be erected, altered, placed or permitted to remain on any "residential lot" other than one detached single-family dwelling and other complimentary "residential use" structures approved by the Management Committee.

B. No structure will be erected, placed or altered on any building lot in this subdivision until building plans, specifications, and a detailed plot plan showing walks, driveway, and general landscaping have been approved by the Architectural Review Committee, as to conformity and harmony of external design and color combinations with existing structures in the subdivision and to location with respect to topography and finished ground elevation. The Architectural Review Committee will be the development company until such time as the development company has sold its lots. The Architectural Review Committee will then be made up of not more than five (5) property owners, elected by a majority vote of the property owners. The architectural Review Committee will have full and absolute authority to approve or disapprove. The powers of architectural approval will cease on midnight December 31, 2015.

C. No dwelling will be erected with an above grade area of less than 1050 square feet exclusive of attic space, lofts, one-story open porches and garages.

D. All dwellings will have at least a two car attached garage and paved driveway running from the street to said garage with sufficient space to provide off street parking for all vehicles kept at said dwelling. Garages must be completed upon occupancy.

E. Owners will be responsible for yard care and maintenance, and will keep lots free of junk vehicles or equipment and other debris. Lot owners will also be responsible for weed control.

F. Construction must begin within 18 months from the date of purchase of the lot from the developer, and must be completed within one year of the commencement of construction.

G. All roofs will have a minimum pitch of 5 feet of rise to 12 feet of vertical distance.

H. These covenants are to run with the land and will be binding on and to the present owner or owners, and all persons claiming under them until midnight December 31, 2015, at which time said covenants will be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots, agree to change said covenants in whole or in part.

