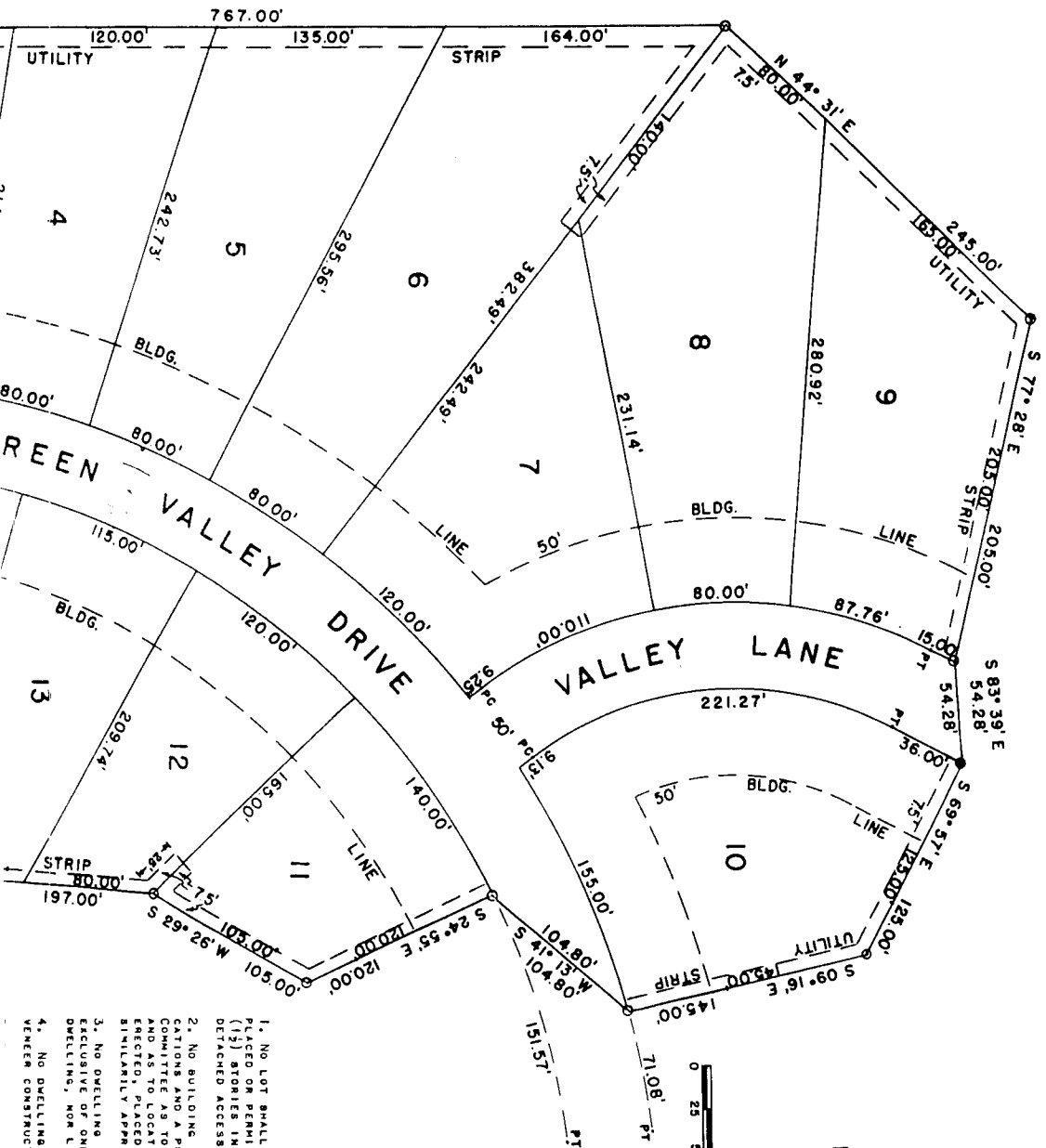


B-187

GREEN VALLEY ESTATES

WHITE RIVER TOWNSHIP
JOHNSON COUNTY, INDIANA



NAME	LOCATION	DELTA	TANGENT	RADIUS	LENGTH
GREEN VALLEY DRIVE	OUTSIDE	81.97'	438.12'	502.14'	718.08'
	INSIDE	81.97'	438.12'	502.14'	718.08'
VALLEY LANE	OUTSIDE	64°44'30"	153.85'	245.86'	271.71'
	INSIDE	64°44'30"	153.85'	245.86'	271.71'

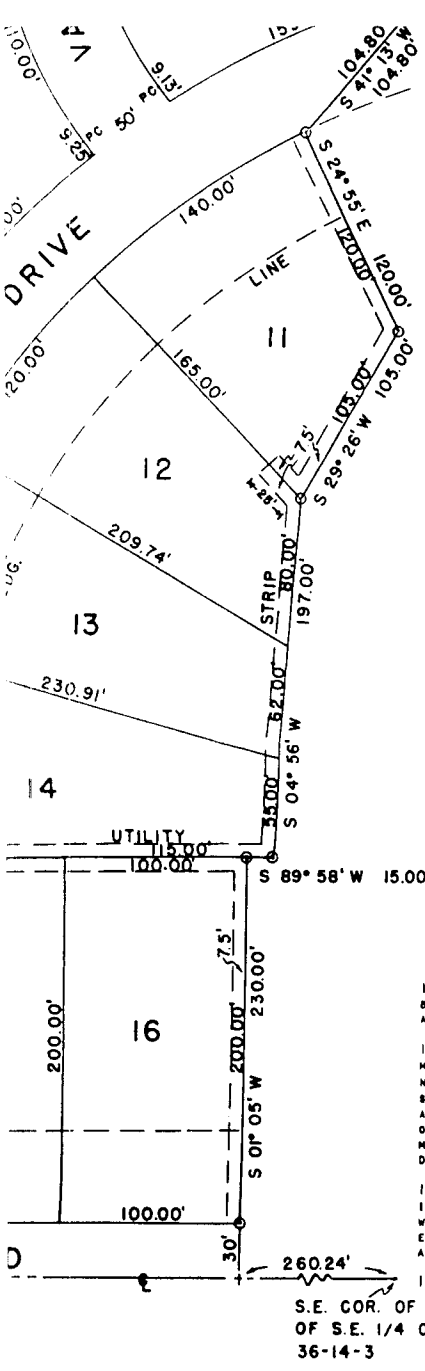
KNOW ALL MEN BY THESE PRESENTS, THAT FOREST M. WALKER AND MILDRED F. WALKER, HUSBAND AND WIFE, OF JOHNSON COUNTY, INDIANA, BEING THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN JOHNSON COUNTY, STATE OF INDIANA, TO-WIT:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF THE SAID QUARTER QUARTER AT A POINT THAT IS 735.24 FEET WEST OF THE SOUTHWEST CORNER THEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF THE HENRICKS ADDITION; THENCE NORTH 01 DEGREES 06 MINUTES 00 SECONDS EAST ON AND ALONG THE EAST LINE OF SAID ADDITION 767.00 FEET; THENCE NORTH 44 DEGREES 31 MINUTES 00 SECONDS EAST 235.00 FEET; THENCE SOUTH 77 DEGREES 28 MINUTES 00 SECONDS EAST 205.00 FEET; THENCE SOUTH 85 DEGREES 53 MINUTES 00 SECONDS EAST 34.28 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST 125.00 FEET; THENCE SOUTH 90 DEGREES EAST 151.57 FEET; THENCE SOUTH 41 DEGREES 13 MINUTES 00 SECONDS WEST 101.08 FEET; THENCE SOUTH 24 DEGREES 52 MINUTES 00 SECONDS WEST 20.00 FEET; THENCE SOUTH 20 DEGREES 26 MINUTES 00 SECONDS WEST 105.00 FEET; THENCE SOUTH 02 DEGREES 15 MINUTES 00 SECONDS WEST 15.00 FEET; THENCE SOUTH 01 DEGREE 05 MINUTES 00 SECONDS WEST 230.00 FEET TO THE SOUTH LINE OF THE SAID QUARTER QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 475.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 10.98 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY.

DO HEREBY MAKE, PLAT, SUBDIVIDE, LAY OFF AND DEDICATE SAID DESCRIBED REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT HERETO ATTACHED, WHICH SUBDIVISION SHALL BE KNOWN AS "GREEN VALLEY ESTATES", IN WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA.

- THAT THE STREETS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO PUBLIC USE AND THAT ALL OF THE LOTS CONTAINED IN THE ABOVE PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH RESTRICTIONS SHALL BE CONSIDERED AND HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS, TO-WIT:
1. No lot shall be used except for residential purposes. No building shall be erected, altered or placed on permitted on any lot other than one single-family dwelling, not to exceed one and one-half (1½) stories in height and an attached garage for not more than two (2) cars. Detached buildings or detached accessory buildings shall not be permitted on any lot.
 2. No building shall be erected, placed or altered on any lot until the construction plan and specifications for the building of the structure have been approved by the Architectural Control Commission of White River Township and Materials, Harmony of External Design with Existing Structure and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless specifically approved. Approval shall be as provided in Part 12.
 3. No dwelling shall be permitted on any lot unless the ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1000 square feet for a one-story dwelling, nor less than 850 square feet for a dwelling of more than one story.
 4. No dwelling shall be permitted on any lot unless it has at least 60% coverage of brick on stone veneer construction and a masonry chimney.



BEARING EAST 295.00 FEET; THENCE SOUTH 11 DEGREES 28 MINUTES 00 SECONDS EAST 205.00 FEET; THENCE SOUTH 83 DEGREES 39 MINUTES 00 SECONDS EAST 54.28 FEET; THENCE SOUTH 69 DEGREES 57 MINUTES 00 SECONDS EAST 125.00 FEET; THENCE SOUTH 09 DEGREES 16 MINUTES 00 SECONDS EAST 145.00 FEET; THENCE SOUTH 41 DEGREES 13 MINUTES 00 SECONDS WEST 104.08 FEET; THENCE SOUTH 24 DEGREES 55 MINUTES 00 SECONDS EAST 120.00 FEET; THENCE SOUTH 29 DEGREES 26 MINUTES 00 SECONDS WEST 105.00 FEET; THENCE SOUTH 04 DEGREES 56 MINUTES 00 SECONDS WEST 197.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST 15.00 FEET; THENCE SOUTH 01 DEGREE 05 MINUTES 00 SECONDS WEST 230.00 FEET TO THE SOUTH LINE OF THE SAID QUARTER QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 475.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 10.98 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY.

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1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED OR PLACED OR PERMITTED ON ANY LOT OTHER THAN ONE SINGLE-FAMILY DWELLING, NOT TO EXCEED ONE AND ONE-HALF (1½) STORIES IN HEIGHT AND AN ATTACHED GARAGE FOR NOT MORE THAN TWO (2) CARS. DETACHED BUILDINGS OR DETACHED ACCESSORY BUILDINGS SHALL NOT BE PERMITTED ON ANY LOT.
2. NO BUILDING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLAN AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURE, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATION. NO FENCE OR WALL SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE UNLESS SIMILARLY APPROVED. APPROVAL SHALL BE AS PROVIDED IN PART 12.
3. NO DWELLING SHALL BE PERMITTED ON ANY LOT UNLESS THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1000 SQUARE FEET FOR A ONE STORY DWELLING, NOR LESS THAN 850 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY.
4. NO DWELLING SHALL BE PERMITTED ON ANY LOT UNLESS IT HAS AT LEAST 60% COVERAGE OF BRICK OR STONE VENEER CONSTRUCTION AND A MASONRY CHIMNEY.
5. NO DWELLING SHALL BE PERMITTED ON ANY LOT WITHOUT AN ATTACHED GARAGE FOR NOT MORE THAN TWO CARS.
6. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. IN ANY EVENT, NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 50 FEET TO THE FRONT LOT LINE, OR NEARER THAN 50 FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO AN INTERIOR LOT LINE. FOR THE PURPOSES OF THIS COVENANT, EAVES, STEPS, AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING, PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING, ON A LOT TO ENCRACH UPON ANOTHER LOT.
7. NO DWELLING SHALL BE ERRECTED OR PLACED ON ANY LOT HAVING A WIDTH OF LESS THAN 85 FEET AT THE MINIMUM BUILDING SETBACK LINE, NOR SHALL ANY DWELLING BE ERRECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN 17,000 SQUARE FEET.
8. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT AND OVER THE REAR 7.5 FEET OF EACH LOT.
9. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
10. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUT-BUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY, NOR SHALL A PARTIALLY COMPLETED DWELLING BE PERMITTED.
11. THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF THREE MEMBERS, APPOINTED BY THE DEVELOPER. A MAJORITY OF THE COMMITTEE MAY DESIGNATE A REPRESENTATIVE TO ACT FOR IT. IN THE EVENT OF DEATH OR RESIGNATION OF ANY MEMBER OF THE COMMITTEE, THE REMAINING MEMBERS SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR. NEITHER THE MEMBERS OF THE COMMITTEE, NOR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT. AT ANY TIME, THE THEN RECORDED OWNERS OF A MAJORITY OF THE LOTS SHALL HAVE THE POWER THROUGH A DULY RECORDED WRITTEN INSTRUMENT TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR TO WITHDRAW FROM THE COMMITTEE OR RESTORE TO IT ANY OF ITS POWERS AND DUTIES.
12. THE ARCHITECTURAL CONTROL COMMITTEE APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE IN WRITING. IN THE EVENT THE COMMITTEE, OR ITS DESIGNATED REPRESENTATIVES, FAILS TO APPROVE OR DISAPPROVE WITHIN 30 DAYS AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, OR IN ANY EVENT, IF NO SUIT TO ENJOIN THE CONSTRUCTION HAS BEEN COMENSED PRIOR TO THE COMPLETION THEREOF, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.
13. WITH WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE, AND WHERE, IN THE OPINION OF SAID COMMITTEE, THE LOCATION WILL NOT DETRACT MATERIALLY FROM THE APPEARANCE AND VALUE OF OTHER PROPERTIES, A DWELLING MAY BE LOCATED NEARER TO A STREET THAN ABOVE PROVIDED, BUT NOT NEARER THAN 30 FEET TO ANY STREET LINE.

S.E. COR. OF S.W. 1/4 OF S.E. 1/4 OF SECT. 14-3

DESIGNATED AS DRAINAGE EASEMENTS.
 EPT ONE PROFESSIONAL SIGN OF NOT ISING THE PROPERTY FOR SALE OR RENT, AND SALES PERIOD.
 MINING OPERATIONS OF ANY KIND SHALL L EXCAVATIONS OR SHAFTS BE PERMITTED 4 FOR OIL OR NATURAL GAS SHALL BE
 KEPT ON ANY LOT, EXCEPT THAT DOGS, PT OR MAINTAINED FOR ANY COMMERCIAL
 H OR GARBAGE. OTHER WASTE SHALL NOT FOR THE STORAGE OR DISPOSAL OF SUCH
 ELATIONS BETWEEN 2 AND 6 FEET ABOVE TRIANGULAR AREA FORMED BY THE STREET CTION OF THE STREET LINES, OR IN THE EXTENDED. THE SAME SIGHT LINE STREET PROPERTY LINE WITH THE EDGE, N SUCH DISTANCES OF SUCH INTERSECTIONS CTION OF SUCH SIGHT LINES.
 TIES AND ALL PERSONS CLAIMING UNDER TER WHICH TIME SAID COVENANTS SHALL RUMENT SIGNED BY A MAJORITY OF THE OR IN PART.
 ALL IN NO WISE AFFECT ANY OF THE

I, ROBERT M. MURRAY, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN FEBRUARY 1961, AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST AND THEIR LOCATION IS ACCURATELY SHOWN.

Robert M. Murray
 ROBERT M. MURRAY
 REGISTERED ENGINEER NO. 6840
 MARCH 15, 1961

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JOHNSON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF JOHNSON AS FOLLOWS:

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION AT A MEETING HELD _____, 19__.

JOHNSON COUNTY PLAN COMMISSION
 RALPH COFFMAN, CHAIRMAN DONALD SUTTON, SECRETARY

UNDER AUTHORITY PROVIDED BY CHAPTER 47, ACTS OF 1951, OF THE GENERAL ASSEMBLY, STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, INDIANA, AT A MEETING HELD ON THE 22 DAY OF April, 1961.

ENTERED FOR TAXATION THIS 16th DAY OF April, 1961.

Fee \$ 1.30
Robert I. Campbell
 ROBERT I. CAMPBELL
 AUDITOR, JOHNSON COUNTY

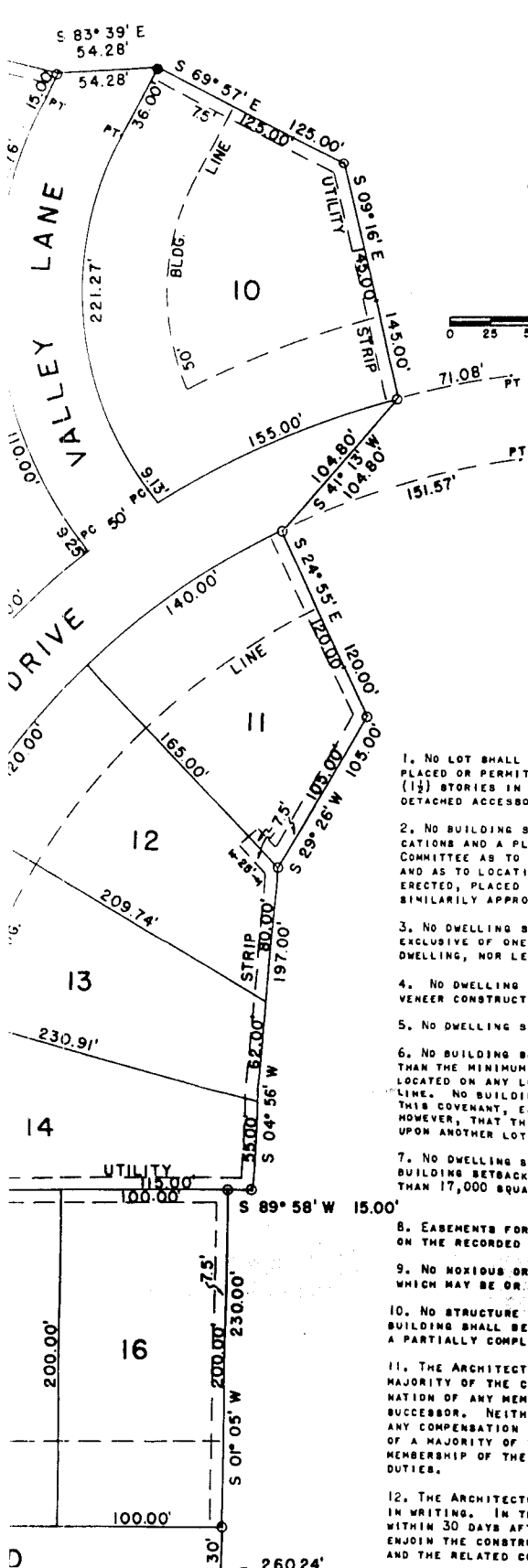
No. 122
 RECEIVED FOR RECORD THIS 16th DAY OF April, 1961, AT 11:30 AM, AND RECORDED IN PLAT BOOK No. 22, PAGE NO. 22.

Janice L. Schall
 JANICE L. SCHALL
 RECORDER, JOHNSON COUNTY

-53 I#2001-019468

VALLEY ESTATES

R TOWNSHIP JOHNSON COUNTY, INDIANA



NAME	LOCATION	DELTA	TANGENT	RADIUS	LENGTH
GREEN VALLEY DRIVE	OUTSIDE	61° 57'	436.12'	502.14'	718.08'
	INSIDE			452.14'	646.57'
VALLEY LANE	OUTSIDE	64° 44' 30"	135.85'	245.86'	277.76'
	INSIDE			195.96'	221.67'

KNOW ALL MEN BY THESE PRESENTS, THAT FORREST M. WALKER AND MILDRED F. WALKER, HUSBAND AND WIFE, OF JOHNSON COUNTY, INDIANA, BEING THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN JOHNSON COUNTY, STATE OF INDIANA, TO-WIT:

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1. No lot shall be used except for residential purposes. No building shall be erected, altered or placed on any lot other than one single-family dwelling, not to exceed one and one-half (1½) stories in height and an attached garage for not more than two (2) cars. Detached buildings or detached accessory buildings shall not be permitted on any lot.
2. No building shall be erected, placed or altered on any lot until the construction plan and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in Part 12.
3. No dwelling shall be permitted on any lot unless the ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1000 square feet for a one story dwelling, nor less than 850 square feet for a dwelling of more than one story.
4. No dwelling shall be permitted on any lot unless it has at least 60% coverage of brick or stone veneer construction and a masonry chimney.
5. No dwelling shall be permitted on any lot without an attached garage for not more than two cars.
6. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 50 feet to the front lot line, or nearer than 50 feet to any side street line. No building shall be located nearer than 10 feet to an interior lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.
7. No dwelling shall be erected or placed on any lot having a width of less than 85 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 17,000 square feet.
8. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 7.5 feet of each lot.
9. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
10. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence either temporarily or permanently, nor shall a partially completed dwelling be permitted.
11. The Architectural Control Committee is composed of three members, appointed by the developer. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then recorded owners of a majority of the lots shall have the power, through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.
12. The Architectural Control Committee 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 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.

