

ALMOND HEIGHTS PARK SUBDIVISION (AMENDED) PROTECTIVE COVENANTS
AMENDED AND EXPANDED

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FOR: HOME COMPANY

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DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS
OF
ALMOND HEIGHTS PARK SUBDIVISION (AMENDED)

KNOW ALL MEN BY THESE PRESENTS That The Home Company, Inc., A Utah Corporation hereinafter referred to as Developer, is the owner of the majority of the following described property, hereinafter referred to as 'the property', located in Toquerville, Washington County, Utah, to wit:

ALL OF ALMOND HEIGHTS PARK SUBDIVISION (AMENDED),
According to the Official Plat thereof, on file in the Office of the
Recorder of Washington County, State of Utah.

WHEREAS, it is the intention of the Developer to include all of the property in said plat. The easements indicated on said plat are hereby perpetually reserved for the public utilities and for any other uses as designated thereon or set forth herein, and no structures other than for such utility or other indicated purposes are to be erected within the lines of said easements; and

WHEREAS, certain covenants, conditions and restrictions must be established and observed in order to insure harmonious relationships, protect property values, eliminate hazardous conditions and preserve the natural beauty of the area.

NOW THEREFORE, the Developer hereby declares that all of the property described above is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved, subject to the following limitations, covenants, conditions and restrictions, all of which are declared and agreed to be in furtherance of a plan for the Subdivision, improvement and sale of the property and are established and agreed upon for the purposes of enhancing and protecting the value, desirability and attractiveness of the property and every lot, part or portion thereof. The acceptance of any deed to or conveyance of any lot part or portion of the property by the grantees herein named or by their legal representatives, heirs, executors, administrators, successors or assigns, shall constitute their covenant and agreement with the Developer and its successors or assigns, and with each other to accept, hold, improve, use and convey the property described and conveyed in or by such deed or conveyance subject to said covenants, conditions and restrictions as follows, to wit:

ARTICLE I

DEFINITIONS

1. Owner Owner shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the property, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation.

2. Developer Developer shall mean and refer to The Home Company Inc., a Utah Corporation, and its successors and assigns.

3. Residence Home shall mean and refer to a single family dwelling constructed on a lot

4. Declaration Declaration shall mean and refer to the Declaration of protective Covenants, Conditions and Restrictions

5. Development Development shall mean and refer to the property, and any additions thereto, including all future Phases and improvements thereon, and any subdivision of Lots undertaken by Developer.

6. Lot Lot shall mean and refer to any plot of land shown upon any recorded Subdivision Map of the Property.

7. Conveyance Conveyance shall mean and refer to actual conveyance of fee title to any lot to any owner by a Deed or other document of Title.

8. Yards The Yard area of all lots shall be defined as follows: Front Yard shall mean and refer to that portion of the lot which is located between the front lot line and a perpendicular line running from the front corners of the residence to the side lot lines; Back Yard shall mean and refer to that portion of the lot which is located between the back lot line and a perpendicular line running from the back corners of the residence to the side lot lines; Side Yards shall mean and refer to that portion of the lot which is located between the residence and the side lot lines and the front and back yards. On a corner lot, the side of the residence facing the street used for access to the garage shall be deemed the front of the residence for the purposes of defining the front corners of the residence and the street 'set back' line shall not be less than 20.00 feet from the side street.

ARTICLE II

AMENDMENT: The developer reserves the right to amend this Declaration as it may deem necessary, from time to time during the development phase of the Subdivision, as defined herein, for the purpose of bringing this Declaration into Compliance with the rules and regulations of any lending institution or Governmental Agency created for the purpose of making, underwriting, purchasing, or guaranteeing the repayment of loans for the purchase or construction of residential housing. This right of Developer to amend shall not require the vote or approval of any lot owner, and shall be independent of all other rights granted to or reserved by the Developer in this Declaration and shall continue until all lots, in all phases of the Subdivision have been conveyed.

AVAILABILITY: Upon request, and during normal business hours, the Developer shall make available to all lot owners, lenders and the holders and insurers of first mortgages on any lot or residence located thereon, for the purpose of inspection or photocopying, current copies of this Declaration, the Articles of Incorporation and By-Laws and other rules and regulations governing the Development as they may exist.

ARTICLE III

GENERAL RESTRICTIONS

1. **LAND USE AND BUILDING TYPE:** All lots shall be used for single family residential purposes and no business or commercial use shall be made of the same nor any portion thereof, nor shall any resident's use of a lot endanger the health or disturb the reasonable enjoyment of any other owner or resident. The restrictions against business or commercial use shall not include child care with up to 6 children other than the owners family, and beauty shop with one (1) client at one time. Or similar business which would only have one customer at any time such as bookkeeper or similar in home business. However, the restriction shall include, but not be limited to home occupations such as dog breeding and automotive repair shops. The only buildings or structures permitted to be erected placed or permitted to be located on any lot within the Subdivision shall be a detached single family dwelling, or other approved structure as defined herein. All construction shall be of new materials, except 'used brick' may be used so long as it conforms with the building or Subdivision ordinances of the City of Toquerville, Utah. All structures shall be constructed in accordance with the building ordinances of the City of Toquerville, Utah, in effect from time to time. 'Family' is defined to mean persons related by blood or marriage, by legal adoption, or by operation of law.

2. **MINIMUM SQUARE FOOTAGE AND MULTILEVEL RESTRICTIONS:** In no event shall the total finished living area of any residence constructed on any lot within the Subdivision, exclusive of porches, balconies, patios, and garages, be less than 1200 square feet. The minimum total finished square footage of living area on the first level above ground and located within the area of a foundation for any residence constructed on any lot within the Subdivision, exclusive of porches, balconies, patios, and garages, shall not be less than 1200 square feet. Tri-level homes shall have a total of 1200 square feet in the combined floor space of the ground level floor and the upper level, not including the garage. No more than two stories above ground will be allowed under any condition.

3. **GARAGES AND CARPORTS:** All residences constructed on any lot in the subdivision shall be constructed with a fully enclosed, private attached or detached garage, built to accommodate not less than one (1), nor more than three (3) vehicles. The minimum size for any such garage shall be 12 feet by 20 feet. The height of the garage door headers shall not exceed 9 feet from finish home floor to the bottom of the headers. All garages, whether attached or detached, shall be constructed of the same exterior materials and in harmony and be architecturally compatible with the residence constructed on the lot. Plans for the construction of a detached garage shall first be submitted to the Architectural Control Committee for approval, according to the same procedures set forth herein for the approval of dwelling plans and shall in all respects comply with the provisions of this declaration with respect to the construction of residences. The construction of carports shall be subject to the approval of the Architectural control Committee. No approved carport may be used for storage of items other than fully operable vehicles.

4. **LOT SIZE:** Lot sizes as described on the recorded plat of the Subdivision are considered minimum lot sizes and no persons, other than the Developer with the approval of the Town of Toquerville, shall further subdivide any lot other than as shown on the recorded plat of said Subdivision except the Developers may adjust Lot lines by quit claim if needed for road right-of-way or utility access or storage and maintenance buildings provided that the minimum lot size remaining shall be not less than 10,000 square foot in size for any residential building.

5. **BUILDING LOCATION:** All buildings shall be located on all lots to as not to be in violation of these restrictions with respect to minimum setbacks. The above notwithstanding, in no event shall any portion of any building, including eaves or steps encroach upon any other lot. Minimum setback from the front street (as defined in 1-8) shall be 25 feet. The setback from the side street shall be not less than 20 feet. Minimum setback from adjacent lots shall be 10 feet and minimum setback in the rear shall be 10 feet.

6. **DRIVEWAYS AND WALKWAYS:** The primary driveway, that is the driveway leading from the street to the garage, and primary walkways, that is walkways leading from the street or driveway to the entrance of the residence, shall be constructed of concrete, tile or brick pavers. All other driveways and walkways shall be constructed of a material commonly used for such purposes, however, in no event shall a driveway or walkway be constructed of dirt, sand, clay or road base material.

7. **EXTERIOR MATERIALS:** Exterior construction materials will be limited to stone, stone vernier, brick, brick vernier, stucco, or other materials approved for use by the Architectural Control Committee. The following restrictions shall apply to all exterior construction materials: (1) stone or stone vernier shall not be used on more than 80 % of the exposed front exterior surface; (2) metal shall not be used except on soffit and fascia, subject to approval by Architectural Control committee; (3) all exterior materials shall be new materials, with the exception of brick vernier, which may be constructed of used brick; (4) no exposed wood construction materials shall be allowed on the soffit & fascia; (5) the side of any structure shall be constructed of the same materials and match architecturally the exposed front exterior surface of the structure or stucco; (6) structures must be approved by the Architectural Control Committee, said approval to be based on the appearance and style of the structure, reserving to the Architectural Control Committee the right to suggest and require modifications to enhance the appearance of the structure if deemed necessary by the Architectural Control Committee.

8. **ROOFING MATERIAL:** Roofing material shall be limited to cement tile shingle. No asphalt shingles, or roof covering will be allowed in any form, with the exception of a strip or pathway of asphalt shingles as may be needed to install and service roof mounted heat pump or air conditioning units on tile roofs, in which event the asphalt shingles shall be of a commercial grade and weight, in a color to compliment or match the surrounding roof materials and of a width not to exceed three (3) feet on each side of the heat pump or air conditioning unit. Rubber membrane roofing may be used on semi flat roof areas.

9. **ARCHITECTURAL RESTRICTIONS:** the following architectural restrictions shall apply to all dwellings built on all lots: (1) the front exterior face of each dwelling shall be broken up with a variation of at least two feet of brick or stone wainscourt. (2) all roof slopes shall be a minimum of 5 / 12 pitch.

10. **EASEMENTS:** Easements for installation and maintenance of any and all utilities and drainage facilities are reserved as shown on the recorded plats. Within these easements, no structure or other materials shall be placed or permitted to remain which may damage or interfere with the installation, maintenance or replacement of utilities, or which may change the direction or flow of drainage channels in the easements. The easement area of such lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. The title holder of each lot shall from time to time grant rights over across, on, under, and upon these easements for such additional uses of services as may be provided from time to time by a public authority or private utility company. Developer or any public authority shall have the right of access to such easements for the purpose of installing, repairing, maintaining, removing or replacing any such utilities or portions thereof and for removing and clearing any vegetation which could interfere with such utilities as aforesaid.

11. **TEMPORARY OR OTHER STRUCTURES:** No structure of a temporary nature and no trailer, bus, tent, shack, garage, or other outbuildings shall be used at any time as a residence, either temporarily or permanently, nor shall any such structures be erected or placed on any lot at any time. No old or second-hand structure shall be moved onto any said lots, it being the intention that all dwellings and other buildings be erected on said lots, or within said subdivision, shall be new construction of good quality, workmanship, and materials.

12. **NUISANCES:** No noxious or offensive activity shall be carried on upon any lot, part or portion of the property, nor shall anything be done thereon which may become an annoyance to the neighborhood.

13. **OIL AND MINING OPERATIONS:** No oil drilling, quarrying or mining operations of any kind shall be permitted upon or in any lot, part or portion of the property, nor shall any oil well, gas well, tank, tunnel, mineral excavation or shaft be permitted upon or in such lot, part or portion of the property. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot or portion of the property.

14. **ANIMALS:** No animals or livestock of any kind shall be raised, bred, or kept on any lot, part or portion of the property except that dogs, cats or other domesticated household pets may be kept in a residence constructed on a lot, or on a lot in a suitable enclosure and they are not kept, bred or maintained for any commercial purpose. Such animals as are permitted shall be strictly controlled and kept pursuant to all applicable laws and ordinances.

15. **GARBAGE AND REFUSE DISPOSAL:** No lot, part or portion of the property, shall be used or maintained as a dumping ground for rubbish, rubble, trash, garbage or other waste. Such trash, rubbish, rubble, garbage or other waste shall not be kept except in sanitary containers.

16. **BUILDING MATERIALS:** No lot, part or portion of the property shall be used or maintained as a storage for building materials except during a construction phase. Once a dwelling is occupied or made available for sale, all building materials shall be removed or stored inside such dwelling.

17: WATER SUPPLY: No individual water supply system shall be used or permitted to be used on any lot, part or portion of the property.

18: SEWAGE DISPOSAL: No individual sewage disposal system shall be permitted on any lot, part or portion of the property.

19: BOATS, RECREATIONAL AND MOTOR VEHICLES: No boats, motorcycles, trailers, buses, motorhomes, campers or other vehicles shall be parked or stored upon any lot except in the side or back yard area. In no event shall any such vehicles be parked on the driveway or in the front yard area of any lot or on any street located within the Subdivision for more than a 24 hour period. All such vehicles shall be properly registered and licensed, or meet such other governmental approval as may be required.

20: ANTENNAL: No external radio, television, dish or other antenna of any kind or nature, or device for the reception or transmission of radio microwaves or other similar signals shall be constructed or maintained on any lot or residence in such a manner as to extend above the height of the residence on the lot nor shall such devices be located on any lot or any residence on any lot so as to be visible from the street fronting said lot. Satellite dishes shall only be allowed in backyard areas and only if screened from the view of other lots.

21: SAFE CONDITION: Without limiting any other provision of this declaration, each owner shall maintain and keep such owner's lot at all times in a safe, sound and sanitary condition and repair and shall correct any condition or refrain from any activity which might interfere with the reasonable enjoyment by other owners of their respective lots.

22: SITE DISTANCE AT INTERSECTIONS: No structure, fence, wall hedge or shrub planting which obstructs sight lines at elevations between two and six 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 a points 25 feet from the intersection of the street lines or in the case of a rounded property corner from the intersection from the street property lines extended. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at such height to prevent obstruction of such sight lines.

23: LANDSCAPING: Within Six (6) months after the completion of construction of the residence upon a lot, the owner shall complete the landscaping in the front yard. Landscaping shall include, but not be limited to , the planting of lawn, grass, trees, or other appropriate ground cover or shrubbery. No poisonous or noxious plants or vegetation shall be allowed. The planting of trees, shrubs and grass are encouraged however, landscaping using a desert or arid motif is permitted, subject to compliance with the restrictions and conditions contained herein. All landscaping and yards shall be kept and maintained in an orderly and sightly manner, free of weeds and garbage. Should any lot owner fail to comply with the provisions of this section, the Architectural control Committee shall have the right to seek and order from a court of proper jurisdiction requiring specific performance to comply with the provisions hereof, and shall also have the authority to complete or clean up the landscaping and require the lot owner to pay a reasonable amount for such completion or clean up. All attorney's fees and costs incurred in any such action, and all expenses incurred in connection with such completion shall constitute a lien on such owner's lot, and shall also be a personal obligation of said lot owner, enforceable at law, until such payment is made.

24: EXCAVATIONS AND FILL: Shall be governed by the Architectural Control Committee at time of approval.

25: OUTSIDE LIGHTING REQUIREMENTS: Any light used to illuminate garages, patios, parking areas, driveways, walkways, or for any other purpose shall be so arranged as to reflect light away from adjacent residences and away from the vision of passing motorists.

26: DAMAGE TO STREET, CURB OR GUTTER: Any damage inflicted on existing improvements such as curbs, gutters, streets, concrete sidewalks and such by the purchasers or owner and/or their agents of any lot must be repaired as soon as possible after such damage is discovered, and the expense of such repair shall be borne by the purchaser or owner.

27: STORAGE OR UTILITY BUILDINGS: All storage or utility buildings larger than 120 square feet, or such structures intended for such uses must be built in the same architectural style and constructed from the same exterior construction materials as the residential dwelling on the lot. Plans for the construction of such buildings shall be submitted to the Architectural Control Committee in the same manner as with residential structures and be subject to its approval as set forth in the declaration. All structures 120 square feet or smaller must be behind an approved solid fence.

28: DOME STRUCTURES: No dome structures of any type are allowed.

29: MOBILE, MODULAR, AND PRE-FAB HOMES: No mobile, modular or pre-fab home shall be placed on any lot, part or portion of the property.

30: WALLS AND OTHER BARRIERS: Walls, fences and barriers shall be constructed of materials manufactured for such purposes and erected in proper and safe manner. Prior to construction, plans for walls, fences and barriers shall be submitted to the Architectural Control Committee for approval. Permitted materials shall be rock, block, cinder block, or stucco of a color which blends with the exterior of the structure on the lot, said materials are only to be used in compliance with the conditions herein contained. No wire mesh or chain link is allowed as fencing material and pored concrete or concrete sections are allowed only if such materials are constructed with a finished surface. Walls and fences shall not exceed three (3) feet in height in the front yard, back to the 25 foot setback line. Back walls and fences in the side and back yards shall not exceed six (6) feet in height. All walls and fences must comply in all respects with Toquerville City ordinances. All Walls, fences and barriers shall be kept and maintained in a visually pleasing manner and a state of good repair, and the owner's failure to do so may result in action by the Architectural Control Committee to enforce the conditions herein contained.

31: ROOF MOUNTED HEAT PUMPS AND SOLAR PANELS: Solar panels, heat pumps and/or air conditioning units shall be allowed to be mounted on roofs only if they cannot be viewed or seen from the street in front of the lot. Notwithstanding the above, if there are more than 3 solar panels, the location and method of screening must be approved by the Architectural Control Committee.

32: CONSTRUCTION COMPLETION: Once construction on a residence is commenced, construction shall proceed in a substantial manner until the residence is completed. Construction shall be completed, that is the residence shall be certified for occupancy within 12 months from the date of start of construction.

33: TIME SHARING PROHIBITED: Neither the Developer nor the owner of any lot shall allow or permit any form of time-share ownership.

34: LEASES: In a lease or rental agreement between a lot owner and lessee, lessee shall be required to provide that the terms of the lessee shall be subject in all respects to the provisions of this declaration and rules and regulations, and that any failure by lessee to comply with the terms of this Declaration or rules and regulations shall be a default under the terms of the lease. Furthermore, all such leases shall be in writing and shall include language to the effect that the lessee has received a copy of this Declaration, has read and understands them, and agrees to be bound by their terms. In no event shall a lease agreement be for a term less than 30 days.

35: SIGNS: No billboard or sign of any character shall be erected, posted, painted or displayed upon or about any lot, part or portion of the property. No sign of any kind, except signs used for the advertisement of a lot or residence for sale or rent, limited to one sign per lot of not more than five square feet in size, shall be placed, or displayed to the public view on any lot, part or portion of the property. The above notwithstanding, signs used by the Developer to advertise the development and/or initial sale of any lot, part or portion of the property shall be excluded from this restriction. During the construction of a residence on a lot, one sign, not more than 16 square feet in size, will be allowed. Any such sign shall be removed upon the completion of construction as defined herein. The Architectural Control Committee shall have the power to remove or cause removal of any billboard or sign erected in violation to this section, and any cost or expense incurred in conjunction with such removal shall be borne by the lot owner.

36: INOPERABLE MOTOR VEHICLES: No type of motor vehicle which is inoperable for any reason shall be permitted to be parked upon any street, lot, part or portion of the property except in an approved, enclosed garage. In the event any inoperable motor vehicle remains outside upon any street, lot, part or portion of the property for a period exceeding 30 days, the Developer or Architectural Control Committee may remove the inoperable motor vehicle after a 10 day written notice. The cost and expense of such removal shall be borne by the lot owner on which or in front of which the inoperable vehicle was parked. For the purpose of this section, 'inoperable motor vehicle' shall mean any motor vehicle which is unable to be operated in a normal manner upon the streets under its own power, or is unlicensed or unregistered for a period of not less than 90 days.

37: TRUCKS AND TRAILERS: Trailers and motorhomes with a length in excess of 50 feet and trucks of a gross vehicle weight over 10,000 pounds are not allowed to be placed, parked or stored upon any street, lot, part or portion of the property.

ARTICLE IV
DURATION, ENFORCEMENT, AMENDMENT

1: DURATION OF RESTRICTIONS: The covenants and restrictions contained herein shall run with and bind the land for a period of 50 years from the date this document is recorded, after which such time said covenants and restrictions shall be automatically extended for successive periods of 10 years each, subject to amendment as herein set forth. During the development phase (defined below) the covenants and restrictions contained herein may be modified, amended or repealed in whole or in part at any time or from time to time by the developer or his successors or assigns, by recorded instrument. The 'Development' phase shall be the time from the date of the recording of the plat of the first phase of the subdivision until such time as Developer transfers legal title to more than 98 % of the number of lots in all phases of the subdivision to bona fide purchasers.

Upon completion of the development phase, as defined above, the covenants and restrictions contained herein may be amended by a recorded instrument signed by no less than the owners of 75 % of the number of lots. Any amendment after the completion of the development phase shall require a 30 day written notice of any such proposed amendment be sent to every owner of any lot, part or portion of the property.

2: PERPETUITIES: If and to the extent that any of the covenants would otherwise be unlawful or void or in violation of (a) the rule against perpetuities, (b) the rule restricting restraints upon alienation, or (c) any other statute, law or analogous thereto or otherwise imposing limitations upon a time for which such covenants may be valid, the finding of the unenforceability per the conditions cited (a) thru (c), should not affect any portion of these restrictions that are legal and enforceable.

3: NOTICES: Any notice required under the provisions of this document to be sent to any lot owner shall be deemed to have been properly sent when mailed, postage prepaid, to the last know address of such owner.

4: CONSTRUCTION AND SEVERABILITY: All other restrictions, covenants and conditions contained in this document shall be construed together. Invalidation of any one of said restrictions, covenants or conditions, or any part thereof, shall in no wise affect the enforceability or applicability of any of the remaining restrictions, covenants or conditions, or parts thereof.

5: VIOLATION CONSTITUTES NUISANCE: Every act or omission whereby any restriction, covenant or conditions in this document set forth is violated in whole or in part, is declared to be and shall constitute a nuisance, and may be abated by appropriate legal action by the Developer or any owner or owners from time to time of any lot or portion of the property. Remedies hereunder shall be deemed cumulative and not exclusive.

6: ENFORCEMENT: Each and all other restrictions, covenants, and conditions contained in this document is and are for the benefit of the developer, and of the owner or owners from time to time of any lot, part or portion of the property, each such restrictive covenant and condition shall inure to the benefit of and pass with each and every lot, part or portion of the property and shall apply to and be binding upon each and every successor in interest.

Said restrictions, covenants and conditions are and shall be deemed covenants of equitable servitude, and the actual or threatened breach thereof, or the continuance of any such breach may be enjoined, abated, or remedied by appropriate proceedings at law or in equity by the Developer or owner or owners from time to time of any lot part or portion of the property; provided, however, that no such breach shall effect or impair the lien of any bona fide mortgage or trust deed which shall have been given in good faith and for value, except that any subsequent owner of said lot, part or portion of the property shall be bound and obligated by said restrictions, covenants and conditions, whether such ownership is obtained by foreclosure at a trustee's sale, or otherwise.

7. RIGHTS TO ENFORCE: The provisions contained in this declaration shall bind and enure to the benefit of and be enforceable by the Developer, by the owner or owners from time to time of any lot, part or portion of the property, their and each of their legal representatives, heirs, successors, or assigns. Failure to enforce any of said restrictions, covenants, or conditions shall in no event be deemed a waiver of the right to do so thereafter. In addition, the Town Of Toquerville may enforce the terms of this declaration rather than the terms of the Subdivision building and zoning ordinances. Where the terms of this declaration are more restrictive than those contained in the ordinances contained in the Town Of Toquerville, the covenants, conditions and restrictions contained in this declaration shall govern.

8. ARCHITECTURAL CONTROL COMMITTEE: The Architectural Control Committee which is vested with the powers described herein shall consist initially of at least two persons appointed by the developer, without regard as to whether or not said persons reside within the development. In the event any member of the Architectural Control Committee is unable to serve or act upon matters brought before the Architectural Control Committee, for whatever reason, the developer may appoint temporary members of the Architectural Control Committee to act in their stead. Prior to the commencement of any excavation, construction or remodeling of any structure or of any addition of any structure, there shall first be filed with the Architectural Control Committee two complete sets of building plans and specifications, together with a site or plot plan indicating the exact part of the building site which the building site improvements will cover, and no such work shall commence unless and until the Architectural Control Committee shall endorse on one set of such plans its written approval that such plans are in compliance with the covenants, conditions and restrictions herein set forth and with the standards herein or hereafter established by said committee pursuant hereto. Said committee shall have the right to refuse to approve any such plans or specifications and shall have the right in so doing, to take into consideration the suitability of the proposed building, the materials of which it is to be build, the site upon which it is proposed to be erected, the harmony thereof, with the surroundings and the effect of said building or other structure so planned and the outlook from adjacent or neighboring property. The committee may promulgate and maintain a list of standards for guidance in approving or disapproving plans and specifications pursuant to this section. The second set of such plans shall be filed as a permanent record with the Architectural Control Committee. In the event said committee fails to approve or disapprove in writing any such plans within 15 days after their submission thereof, to the committee, then such approval shall be deemed to have been given. The Developer shall have the right to appoint all members of the Architectural Control Committee until such time as title to more than 98 % of the number of lots in the development have been conveyed to bona fide purchasers. When title to more than 98 % of all of the lots in the development has been conveyed by the Developer, a majority of the owners of lots, parts or portions of the property subject to this declaration shall elect and appoint members of the Architectural Control Committee, which committee shall thereafter be vested with the powers described herein and shall have jurisdiction over all of the properties subject to this declaration.

