

9. CUTTING OR DAMAGING STREET IMPROVEMENTS. Any damages caused by an agent or one in the employ of a lot owner to the abutting street improvements or anyone cutting into or tunneling under the street improvements serving said lot must repair and restore the street improvements to the extent affected and to its original condition. All at such person's own risk and expense, and this shall not be construed as any permission or consent by the party of the first part and shall not create any liability on the part of the first part express or implied.

10. FUEL TANKS. Any tanks or containers for use in connection with any residence on any lot, including tanks for the storage of gas, gasoline or fuel oil shall be covered or buried underground consistent with normal safety precautions.

11. MAIL BOXES. All residences shall have a standard letter size metal mail box, as approved by the Postmaster General. It shall be erected on not less than a 1 1/2" iron pipe. All boxes and posts will be painted black and shall be kept in a good state of repair. Names or numbers painted on mail boxes will be painted in a professional manner.

12. BEAUTIFICATION. All equipment, garbage cans, incinerators, service yards, woodpiles or storage piles shall be kept screened by adequate planting or fencing so as to conceal them from view of neighboring lots and streets. All rubbish, trash or garbage shall be removed from the lots and shall not be allowed to accumulate thereon. No elevated structures of any kind shall be erected, placed or permitted upon any of said lots.

13. GRASS AND WEEDS. Right is reserved to cut the grass and weeds on unimproved lots.

14. FENCES, WALLS, HEDGES, AWNINGS. No fence, wall or awnings shall be erected, altered or maintained without plans and specifications showing the location, kind, type of materials and constrictive nature of said fence, wall or awnings being first submitted and approved in writing by the Architectural Control Committee. In no case can a fence be built closer to the front line of a residential lot than the front line of the residence constructed thereon. No wall or hedge shall be constructed or maintained across the front or along the sides of any lot between the front street line of lot and the front line of the house having a height of more than 2 1/2 feet.

No fence, wall or hedge across the rear of any lot shall be nearer than 7 1/2 feet to the rear property line and a gate or other similar access must be provided in order that the rear 7 1/2 feet of the lot may be kept and maintained by the lot owner in as neat and sightly condition as the remaining yard. It is further provided that nothing contained herein shall prohibit the erection of any necessary retaining wall or walls which shall be deemed necessary for the full use and enjoyment of said lots; however, said retaining wall or walls shall be approved in writing by the committee.

15. SIGN CONTROL. No signs, advertisements, billboards or advertising structures of any kind may be erected or maintained on any of the lots; provided, however, that permission is hereby granted for the erection and maintenance of not more than one advertising board on each lot, or tract as sold and conveyed, which advertising board shall not be more than 2' x 2 1/2' in size and may be used for the sole and exclusive purpose of advertising for sale or lease, the lot or tract upon which it is erected.

16. ANIMALS, LIVESTOCK, POULTRY. No animals, livestock or poultry of any kind, other than house pets, shall be kept or maintained on any part of said property. Dogs, cats and caged birds may be kept in reasonable numbers as pets for the pleasure of the occupants; provided, however, that they are not kept, bred or maintained for any commercial use or purpose.

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