

12. All electrical and telephone services to buildings shall be underground.

13. None of the numbered lots shown on said plat shall be subdivided or their boundary lines changed in any manner, except with the written consent of the Developer. The Developer hereby expressly reserves to itself, or its successors or assigns in its capacity as Developer, the right to replat any two or more lots shown on the aforesaid plat, or otherwise alter boundary lines of property still owned by the Developer at such time, in order to create lots with new dimensions, provided said lots with new dimensions are larger than any one of the numbered lots replatted or altered by such action of the Developer. In the event any such lot with new dimensions is hereby created, the rights, restrictions, conditions and covenants contained herein shall apply to such new lot.

14. In the event the owner of any numbered lot desires to sell or lease his property, and shall receive a bona fide written offer for the sale or lease of the whole or any part of his interest in said lot, such owner (hereinafter referred to as the "Selling-Leasing Party") may sell or lease the whole or any part of such interest, in accordance with the terms of said written offer, provided he shall have complied with the requirements and limitations hereinafter set forth in this paragraph.

The Selling-Leasing Party shall first send a copy of such written offer by certified mail to all of the owners of other numbered lots within Washington Park, and to the Developer. For this purpose, the Developer shall maintain at all times a list of the names and addresses of all such owners. Such offer shall thereupon be deemed to be an offer by the Selling-Leasing Party to sell or lease the property to the owners of other lots within Washington Park upon the same terms and conditions as are set forth in said offer received by the Selling-Leasing Party. All of said owners of other lots shall have the right to purchase or lease the property so offered, upon said terms and conditions. In the