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shown on the recorded plat, and if in the opinion of the members of the Committee such violation will cause no substantial injury to any other lot owner. In no event may the Committee approve or ratify a violation of the front setback line of more than 5 feet or of the main building side line restriction of more than 4 feet or of the restrictions as to building size imposed by Section B thereof. The approval or ratification by the Committee in accordance with this paragraph shall be binding on all persons.

D. EASEMENTS

1. An easement is reserved over the rear and side lot lines 5 feet in width on each lot for the installation, operation and maintenance of utilities and for drainage purposes. Such easement across the lots as are needed for utilities or are recorded on the plat are also reserved.

The right is further reserved within the 5 foot easement for grade changes and tree removal, if necessary, for the purpose of proper landscaping and drainage, all subject to the approval of the Architectural Committee.

E. MISCELLANEOUS

1. No signs shall be permitted on any residential lots except that a single sign offering property for sale or for rent may be placed on any such lot provided such sign is not more than 24 inches wide and 20 inches high.

2. The property within the subdivision is hereby declared to be a bird sanctuary and any hunting of any wild birds is hereby prohibited.

3. Nothing herein contained shall be construed to prevent Martin and Charping Builders, or their successors and assigns, from maintaining temporary offices and storage on any lot or common grounds while the subdivision is in the process of being developed and houses constructed within the development.

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