

9) A five-foot easement is reserved along all lot lines for drainage and utility installation and maintenance provided, however, that when more than one lot shall be used as a site for only one residence, the aforesaid five-foot easement shall apply only with respect to the exterior side and rear lines of such consolidated lot.

10) No surface closet shall ever be used on any portion of any of said lots, and until such time as public sewerage disposal facilities can be available, all sewerage disposal shall be by septic tanks or other underground disposal facilities approved by the appropriate public health authorities.

11) No signboard of any description shall be displayed upon or above any lot with the exception of (a) signs "for rent" or "for sale", which signs shall not exceed two feet by three feet in dimensions, shall refer only to the premises on which displayed, and shall be limited to one sign per lot and (b) the owner of the lot and the street address, the design of which shall be furnished to the Road Committee upon request, and the said Road Committee shall have the right to disapprove such sign and prohibit the erection of such sign as does not meet with its approval. No billboards or other advertising signs shall be permitted.

12) In the event of the unintentional violation of any of the restrictions contained herein with respect to any lot, the undersigned owners reserve the right to change, amend or release any of these restrictions as the same may apply to that particular lot by a vote of seventy-five per cent or more of all lot owners with the understanding that each lot shall be entitled to cast one vote. It is further understood and agreed that in the event that any fence, wall, hedge, above-ground fuel storage tank or any other structure of any nature whatsoever should be placed or erected on any lot contained in the development in such a way as would detract from the overall scheme of development, and such detraction is agreed upon by the vote of seventy-five per cent of the lot owners as provided above in this paragraph, the equitable and legal remedies available to the lot

