

not be required unless prior to said date and effective thereon a written instrument shall be executed by the then owners of record of a majority of the lots in this subdivision and duly recorded appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said Alonzo M. DeBruhl, his Executor, Executrix or the designated representative.

#### IV. 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 easements across the lots as are shown on the recorded plat are also reserved.

The easements herein provided for shall include the right to cut trees, grade swales or ditches, lay drain pipes or do such other things as may be reasonably required to provide for necessary drainage.

#### V. 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 by 20 inches deep.

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 the developers, or their successors and assigns, from maintaining temporary sales offices and storage on any lot while the subdivision is in the process of being developed.

4. The Covenants herein contained are to run with the land and shall be binding on all persons claiming under them for a