

shall be subject to the review and approval of the Developer, which approval shall not be unreasonably withheld.

3.9 Parking.

A. No parking shall be permitted on any street or any place other than on the paved parking spaces provided for and described hereinbelow.

B. Adequate off-street parking shall be provided by each Owner for employees, tenants, occupants, customers and visitors. The location, number and size of parking spaces shall be subject to review and approval by the Developer which approval shall not unreasonably be withheld, and shall conform to all applicable zoning ordinances and governmental regulations. However, at no time shall the minimum standards for parking be any less than the total of the following:

One (1) space for each two (2) employees on the largest shift; one (1) space for each member of the managerial or office staff, one (1) visitor parking space for each ten (10) persons on the managerial staff, and one (1) space for each vehicle used directly in the conduct of the business.

3.10 Utility Connections. Except as otherwise approved by the Developer, all utility connections, including all electrical and telephone connections and installation of wires to Improvements shall be made underground from the nearest available power source. No transformer, electric, gas or other meter of any type or other apparatus shall be located on any power pole or hung on the outside of any building or other Improvement, but the same shall be placed at or below ground level, and where placed at ground level, shall be adequately screened. All such installations shall be subject to the prior written approval of the Developer, which approval shall not be unreasonably withheld. The above notwithstanding, overhead electrical connections shall be permitted during the construction period of the Improvements.

3.11 Utility Easements. The Developer hereby reserves and is given a perpetual, alienable and releasable easement for the installation of utilities, (including water, electric, telephone, gas and sewer lines) as well as in and to all easements for water, gas, drainage, electricity and sewage as specifically shown on the recorded subdivision Plat. The Developer shall have the unrestricted and sole rights and power of alienating, conveying and releasing the easements reserved under the terms of this paragraph. All such easements, including those designated on the Plat, shall remain private easements and the sole and exclusive property of the Developer, its successors and assigns, unless conveyed and/or alienated to third parties for the purpose of providing utility services.

3.12 Fences. No fence, wall, hedge or mass planting shall be erected, installed or permitted to remain without prior written approval of the Developer, which approval shall not be unreasonably withheld.

3.13 Exterior Lighting. All exterior lighting on any Building Site shall be designed, erected, altered and maintained in accordance with plans and specifications approved by the Developer, which approval shall not be unreasonably withheld. Lighting shall be compatible and harmonious throughout the entire development and shall be in keeping with the exterior design of the building on the Building Site in question.

3.14 Maintenance of Building and Landscaped Areas.

A. Each Owner of any Building Site shall keep all Improvements