

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. 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) along and within twenty-five (25) feet of each lot line 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 thereon in a safe, clean, maintained, neat condition and shall comply in all respects with all governmental statutes, ordinances, regulations and health, police and fire requirements. Each such Owner shall remove or cause to be removed at its own expense, on a regular basis, any rubbish or trash of any type which may accumulate on its Building Site.

B. Rubbish, trash, garbage or other waste shall be kept only in sanitary containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. Rubbish and trash shall not be permitted to accumulate or be disposed of on the Property by burning or burial.

C. All signs permitted will be maintained in a neat and orderly manner and repainted or repaired promptly as required.

D. All paved areas, driveways and concrete aprons on a Building Site shall be kept in good repair, and swept clean from dirt and silt.

E. All steep banks or slopes shall be maintained with suitable grasses, trees and shrubs to prevent erosion, exposure of dirt and clay, and an unsightly appearance. Where grass is used to control erosion on a steep bank or slope, such grass shall be planted and maintained so as not to exceed a height of eight (8) inches.

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