

may be made as long as the additions conform to the above set back lines and the addition is constructed according to the Southern Standard Building Code.

(3) Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear ten feet and each side five feet of every lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easements area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. Westminster Company, Inc. reserves the right to create and impose additional easements or rights of way over any unsold lot or lots for street, drainage and utility installation purposes by the recording of appropriate instruments and such shall not be construed to invalidate any of these covenants.

(4) Westminster Company, Inc. may waive any unintentional violation of these restrictive covenants by appropriate instrument in writing provided that if the unintentional violation occurs on any lot which is adjacent to a lot or lots which have been conveyed to a fee simple owner or owners, the consent of such owner or owners shall be obtained to such waiver.

(5) No television antennas of any kind shall be attached to any single family dwelling, mobile home or duplex or located on a lot within Boling Court Subdivision.

(6) All mobile home residences shall have a minimum width of fourteen (14) feet. All trailer hitches shall be immediately removed from the mobile home. All single wide mobile homes shall have at least three (3) tie-downs per side attaching it to the ground. Skirting shall be used on all mobile homes so that there is no exposed area beneath the mobile home.

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