

(13) No school buses, trucks or commercial vehicles, shall be kept, stored or parked overnight either on any street or on any lot, except within enclosed garages.

(14) Sewage disposal shall be in conformity with the requirements of state and local authorities.

(15) No sign boards of any description shall be displayed on any lot, with the exception of signs "For Rent" and "For Sale", which signs shall refer only to the premises on which displayed and shall be limited to one sign per lot.

(16) No lot or lots shall be resubdivided in a manner significantly different from the recorded plat as noted above.

(17) This property shall be declared a bird sanctuary and the hunting of wild birds or animals on any property in the subdivision is hereby prohibited.

(18) No wall, fence or hedge shall enclose the entire front yard or the building setback line and the front lot line having a height of more than three feet, except for walls, fences or hedges, which may be an integral part of the residence, or otherwise essential to the design of the house or mobile home. Any such wall or fencing within the above area must be of attractive and durable materials, and barbed wire, field fencing, poultry wire and similar types are prohibited.

(19) Westminster Company, Inc. reserves the right to make such modifications and exceptions to the conditions, covenants and restrictions herein created so long as such exceptions, modifications, and alterations promote the orderly and harmonious development of the property subject hereto for residential purposes.

(20) Westminster Company, Inc. or any subsequent developers shall have the right to maintain a temporary sales office and/or construct model homes for so long as lots are being offered for sale or lease.

(21) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument

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