

structure to be constructed on any Building Site shall include a landscaping plan. The entire area of any Building Site and the area between the Building Site property line and street curb line shall be landscaped by the Owner of such Building Site, except for areas covered by buildings, paved areas and sidewalks.

(b) All landscaping required hereunder or otherwise to be provided on any Building Site shall be completed within sixty (60) days after the substantial completion of construction of any buildings or structures to be constructed on the Building Site. The Owner of each building shall cause the approved landscaping to be installed and maintained thereafter in an attractive and well-kept condition.

(v) Signs.

(a) No sign, billboard, identification marker, monument, sculpture or the like shall be permitted on any Building Site, except as follows:

(1) Signs identifying the name, business and products of the person or firm occupying the Building Site; provided, however, that such signs shall be subject to the approval of the Developer which approval shall not be unreasonably withheld; and

(2) Signs offering the Building Site for sale or lease; provided, however, that these signs shall conform to a size, design and color scheme as shall be approved by the Seller; and

(3) Temporary signs no larger than four (4) feet by eight (8) feet which may be used as a project sign during construction.

(b) All signs shall conform to setback lines imposed by appropriate governmental ordinances, zoning laws, etc.

(c) Signs may be electrified but will be non-flashing.

(d) With the exception of "temporary signs" prescribed above, signs shall not exceed a size of forty (40) square feet. The above notwithstanding, the Developer, at its sole discretion may approve/refuse request for variances to this paragraph on a case by case basis so long as such approval or refusal is not in violation of applicable zoning requirements or ordinances.

(vi) Outside Storage. Unless visually screened in a manner acceptable to the Developer, no materials, supplies, equipment,

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