

displayed to public view on any Lot or in any public right of way in Phase IX, Section II A except that (i) any Builder with approval of Developer may, during the initial construction and sales period, utilize one (1) professional sign of not more than four (4) square feet in size on each separate lot offering the Lot of Lot and Dwelling together, for sale, but for no other purposes; (ii) any Owner with approval of Developer may utilize one (1) dignified professional sign of not more than four (4) square feet in size offering the property "for sale," "for lease" or "for rent"; (iii) signs shall be in excellent condition when placed on a Lot and thereafter maintained in the same condition or replaced; (iv) Developer may erect signs, either permanent or temporary, for the Pebble Creek Development area or any area or portion thereof, including Phase IX, Section II A for identification, sales information or other purposes. The size, location, graphic design, message, construction materials and condition of any sign placed in Phase IX, Section II A shall be subject to approval by the Committee, either before or after having been placed, and the Committee shall have the power to disapprove the display of any sign because of its failure to conform with these restrictions or standards otherwise established by the Committee, in which event the Developer, Builder, or Owner responsible for such sign shall have the option of permanently removing the offending sign, or replacing it with a sign satisfactory to the Committee. Any person or entity having ownership or control of a sign in place shall be responsible for maintaining said sign in good physical condition; failure to properly maintain a sign to standards established by the Committee shall be sufficient reason for the Committee to require permanent removal or replacement of the offending sign. If any person or entity owning or controlling a particular sign is notified by the Committee that the sign does not conform with the requirements of this Article and the sign is not repaired, replaced or otherwise brought to a level or quality deemed appropriate by the Committee within ten (10) days after and including the date such notification is issued by the Committee, the Committee or its designated representative may, but shall not be obligated to, enter the Lot and permanently remove the offending sign without incurring any cost or