

the shape of any platted lot or the setback lines as shown on the recorded plats, and if in the opinion of said members of the Committee such violation will cause no substantial injury to any other lot owner. In no event may the Committee approve or ratify a violation of the front setback line restriction of more than five (5) feet or of the main building side line restriction of more than four (4) feet or of the restrictions as to the building size imposed by Section II hereof. The approval or ratification by the Committee in accordance with this paragraph shall be binding on all persons.

IV. EASEMENTS.

1. An easement is reserved over the rear and side lot lines five (5) feet in width on each lot for the installation, operation and maintenance of utilities and for drainage purposes. Such other easements across the lots as are shown on the recorded plat are also reserved.

The easements herein provided for shall include the right to cut trees, grade swales or ditches, lay drain pipes or do such other things as may be reasonably required to provide necessary drainage.

V. MISCELLANEOUS.

1. No signs shall be permitted on any residential lots except that a single sign offering property for sale or for rent may be placed on any such lot provided such sign is not more than 24 inches wide by 20 inches high.

2. The property within the subdivision is hereby declared to be a bird sanctuary and any hunting of any wild birds is hereby prohibited.

3. Nothing herein contained shall be construed to prevent the developer, or its successors and assigns, from maintaining temporary sales offices and storage on any lot while the subdivision is in the process of being developed and/or residences being constructed therein.

4. No living tree having a diameter greater than ten (10) inches four (4) feet from the ground level may be cut on any land without first obtaining the written consent of the Architectural Committee, except those necessary for the construction of a house.

5. The owner of any lot upon which a house has been constructed shall be required to join the Forrester Woods, Phase I and II, Recreation Commission at such time as said house shall be used as a residence, either through ownership or rental.

RES 20

FORRESTER WOODS