

minor violations of the requirements herein set forth under Section II, if in the opinion of all the members of the Committee the same shall be necessary to prevent undue hardships because to topograph, the shape of any platted lot or the setback lines as shown on the recorded plat, and if in the opinion of the members of the Committee such violation will cause no substantial injury to any other lot owner. The approval of 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 5 feet in width on each lot for the installation, operation and maintenance of utilities and for drainage purposes. Such easements across the lots as are shown on the recorded plat are also reserved. An easement is further reserved over the rear, side and front 5 feet of each lot for the installation and maintenance of underground power lines for the transmission of local electrical service.

#### 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 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 constructed to prevent Carroll B. Waddell, his heirs, assigns, executors and administrators from maintaining temporary sales offices and storage on any lot while the subdivision is in the process of being developed.
4. The covenants herein contained are to run with the land and shall be binding on all persons claiming under them until the 31st day of December, 2002, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the majority of the then owners of the lots, it is agreed to change said covenants and building restrictions in whole or in part. If the undersigned, or his heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person owning any real property situate in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one or more of these covenants by Judgement or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

5. No concrete blocks shall be used in the construction of any building on any lot which may be visible from the exterior after grading has been completed.

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