

agents may likewise enter upon such land to remove any trash which has collected upon such lot without such entrance and removal being deemed a trespass. The provisions of this paragraph shall not be construed as an obligation on the part of the Company or its agents to mow, clear, cut or prune any lot or provide garbage or trash removal services.

Section 10. In the event a lot owner desires to sell a lot together with its improvements, if any, then said property shall be offered for sale to the Company at the same price at which the highest bona fide offer has been made for the property and the Company shall have thirty (30) days within which to exercise its option to purchase said property at this price; and should the Company fail or refuse within thirty (30) days after receipt of written notice of the price and terms, to exercise its option to purchase said property at the offered price, then the owner of said property shall have the right to sell said property subject, however, to all covenants and limitations herein contained, at a price not lower than that at which it was offered to the Company.

Section 11. No commercial signs, including "for rent", "for sale", and other similar signs, shall be erected or maintained on any lot except with the written permission of the Company or except as may be required by legal proceedings, it being understood that the Company will not grant permission for said signs unless their erection is reasonably necessary to avert serious hardship to the lot owner. If such permission is granted, the Company reserves the right to restrict size, color and content of such signs. Property identification and like signs exceeding a combined total of more than two square feet may not be erected without the written permission of the Company.

Section 12. For each dwelling unit, the lot owner shall provide receptacles for garbage, in a screened service area not generally visible from the road, or provide underground garbage receptacles or similar facility in accordance with reasonable standards established by the Company. For each dwelling unit the lot owner must construct a screening fence to shield and hide from view a small service yard. Plans for such fence delineating the size, design, texture, appearance and location must be approved by the Company prior to construction. Each lot owner will be responsible for removing his garbage to "Dempsey Dumpsters" placed on the Common Properties for that use.