

destructive of wildlife. The entire building lot shall be completely landscaped except where the lot is too heavily wooded and then the natural beauty shall hold priority. The front, both sides and the rear of each house shall be landscaped of the entire lot.

11. No litter or other material of any unsightly nature, nor natural to a well kept and sightly neighborhood, will be retained or allowed to remain on any of the said lots. No illegal, noxious or offensive activity shall be permitted or carried on on any part of the Real Property nor shall anything be permitted which may be or become a nuisance, a source of embarrassment, discomfort or annoyance to the neighborhood. All property shown on the Plat is hereby delcared to be subject to all covenants and restrictions.

12. No school buses, trucks or commercial vehicles, shall be kept, stored, or parked overnight either or any street or on any lot, except within enclosed garages or within a designated storage area approved by A & R Associates, Inc.

13. Sewage disposal shall be in conformity with the requirements of the state and local authorities.

14. All property owners shall be required to contract with a local garbage collection service for the removal of garbage and trash until a municipal garbage collection service becomes available. Trash may not be placed in the street and further must not be placed in front of any residence for more than four days at any given time before it is removed.

15. A & R Associates, Inc. for itself, its successors and assigns, reserves easements for installation and maintenance of utilities and for drainage as may be required.

16. The type and location of all fences, mailboxes, clothes lines and garbage receptacles shall be subject to the approval of A & R Associates, Inc.

17. No sign boards of any description shall be displayed upon any lot, with the exception of signs "FOR SALE" or "FOR RENT", which signs shall refer only to the premises on which displayed and shall be limited to one sign per lot.

18. A & R Associates, Inc. reserves the right to make such modifications and exceptions to the conditions, covenants and restruictions herein created so long as such exceptions, modifications and alterations promote the orderly and harronious development of the property subject hereto for residential purposes.

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