

D. Building Setbacks. No building shall be located closer than 50 feet to any front property line or closer than 10 feet to any side or rear property line or 25 feet from a side street line.

E. Off-Street Parking Facilities. Employee, customer, owner or tenant parking shall not be permitted on private or public dedicated streets, or on any other place than the parking spaces provided in accordance with the requirements outlined below. Parking spaces (200 square feet per car, exclusive of driveways and maneuvering space) are to be provided on the site and must be paved with a year-round dust-free surface such as asphalt or concrete. All such parking facilities shall be located behind the building setback lines and at the side or rear of building. However, a maximum of 10 visitor parking spaces will be permitted to encroach up to 20 feet in the required front setback area.

Minimum number of parking spaces provided shall be:

One space for each 1-1/2 employees on heaviest shift, plus

One space for each managerial personnel, plus

Visitor parking equivalent to one space for each 3 managerial personnel.

F. Loading and Unloading Facilities. There shall be no loading or unloading permitted on the front street side of any building, except as approved in Section M. All unloading and loading facilities, including truck parking, loading and maneuvering space, shall be so constructed that they are entirely within the building setback lines.

G. Outside Storage. Outside storage shall be permitted within all building setback lines and must be visually screened from all streets by a suitable fence or evergreen hedge at least 6 feet in height.

H. Advertising Devices, Signs, Billboards. No billboards or advertising signs, other than those identifying the name, business and products of the person or firm occupying the herein conveyed premises, shall be permitted as provided in Section M.

I. Fences. No fence shall be located closer than 50 feet to any front property line or closer than 10 feet to any side or rear property line or 25 feet from a side street line unless approved otherwise by the Donaldson Center Architectural and Design Committee.

J. Landscaping. Any land area not occupied by structures, hard surfacing or vehicular driveways, shall be kept planted with grass and cut, together with a reasonable number of trees and plants or shrubbery. Upon any default in such landscaping the owner of the premises agrees that the necessary planting and work may be done by the Grantor, from time to time and in keeping with this declaration, at the owner's expense and liability.

K. Maintenance of Premises. The resident of any site must at all times keep the premises, buildings, improvements and appurtenances in a safe, clean, wholesome condition and comply in all respects with all government, health and policy requirements. Each owner or tenant will remove at their expense any rubbish of any character which may accumulate on the site.

L. Maintenance of Unused Land. All unused land area that is planned for future building expansion or other purposes shall be maintained and kept free of fire hazards, weeds, other unsightly plant growth, rubbish and debris.

M. Design Approval. No building or structure of any kind, including but not limited to walls, fences and signs, shall be erected, altered, placed, assembled or permitted to remain on the premises unless and until plans showing the type of use, location, size and architectural design of all proposed buildings and structures, driveways, walks, loading areas and parking spaces and areas have been approved in writing by the Grantor. The Grantor will be represented by a committee known as the Donaldson Center Architectural and Design Committee. Said committee shall serve and represent the Grantor and shall pass on all