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more than 4 feet or of the restrictions as to 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 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.

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 for 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 developers, or their successors and assigns, from maintaining temporary sales offices and storage on any lot while the subdivision is in the process of being developed and during the construction of houses.

4. The covenants herein contained are to run with the land and shall be binding on all persons claiming under them for a period of twenty-five years from the date these presents are recorded, 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.

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