

its successors and assigns in any conveyance it may make of said property or any portion thereof.

3. Declarant may include in any contract or deed hereafter made additional protective covenants and restrictions not inconsistent with those contained herein.

4. No dwelling house, garage, outbuilding or other structure of any kind shall be built, erected or maintained upon any easements, reservations or rights of way, and easements, reservations and rights of way shall at all times be open and accessible to public and quasi-public utility corporations and other persons erecting, constructing or serving such utilities and quasi-public utilities and to Declarant, its successors and assigns, all of whom have the right of ingress and egress thereto and therefrom and the right and privilege of doing whatever may be necessary in, under and upon said locations for the carrying out of any of the purposes for which said easements, reservations and rights of way are reserved or may hereafter be reserved.

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SIGNS

No signs or other advertising device of any character shall be erected, posted, displayed or permitted on or about any part of said property except one sign of not more than five (5) square feet in area advertising the property for sale or rent.

XI

THE SCOPE, DURATION OF COVENANTS, RESTRICTIONS, RESERVATIONS, SERVITUDES AND EASEMENTS

All of the covenants, restrictions, reservations, servitudes and easements set forth in this Declaration are imposed upon said property for the direct benefit thereof and of the owners thereof as a part of the general plan of development, improvement, building equipment and maintenance of said property. Each grantee or purchaser under contract of sale or agreement of purchase accepts same subject to the covenants, restrictions, reservations, servitudes and easements set forth in this Declaration and agrees to be bound by each such covenant, restriction, reservation, servitude and easement. Such covenants, restrictions, reservations, servitudes and easements shall run with the land and continue to be in full force and effect except as hereinafter provided, until the 1st day of July, 2003. Said covenants, restrictions, reservations, servitudes and easements as are in force on said date

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