

date such notification is issued by the Committee, the Committee or its designated representative may, but shall not be obligated to, enter the Lot and permanently remove the offending sign without incurring any cost or other liability.

Section 2. The location, design, type of construction and color of freestanding mailboxes shall conform with standards established by the Committee. No mailbox shall be fabricated, placed, or altered in any way without prior written approval from the Committee.

ARTICLE XII

EASEMENTS AND UTILITIES

Section 1. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat for Section III. No buildings, trees, monolithic slabs, or other improvements shall be constructed or placed upon, over, or across such easement areas. Fences may be constructed or placed upon, over or across such easement areas; provided, however, that such placements shall be at the Owner's risk and any fences so placed shall be subject to removal by any public utility, as hereinafter provided. Said easements are hereby set apart for and reserved to the mutual use and accommodation of public utilities desiring to use same or for drainageways as may be necessary. Any public utility company utilizing any easement shall have the right to permanently remove all or part of any buildings, fences, trees, shrubs or other improvements placed in an easement which may in any way endanger or interfere with the construction, maintenance or efficiency of its facilities lying in an easement area. Any public utility company shall have the right of ingress and egress to and from and upon said easement area for the purposes of construction, reconstruction, inspection, surveillance, maintenance, addition to, or removal of all or part of its facilities. Any utility company exercising this right of access shall replace or repair damage caused only to the extent that such replacement or repair would normally be repaired in an open or unobstructed area.

Section 2. All utility systems (water, sewer, electrical power, and telephone) shall be placed underground within Section III. Above ground, surface-placed transformers, terminals, or other equipment necessary to the operation of said underground systems and in public view shall be screened in a manner as may be required by the Committee.