

VIII

LOTS

Not more than one (1) dwelling unit shall be erected, constructed or maintained upon any one lot. No resubdivision shall be permitted except as aforesaid.

IX

EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND ADDITIONAL RESTRICTIONS

1. Easements, reservations and rights of way may be reserved by Declarant its successors and assigns in any conveyance it may make of said property or any portion thereof.
2. Declarant may include in any contract or deed hereafter made additional protective covenants and restrictions not inconsistent with those contained herein.
3. 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.

X

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.

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