

F. Property Used in Common: "Property Used in Common" shall mean and refer to those areas of the Property which are not building sites, including but not limited to parks, median strips located in the streets, drainage areas, private rights-of-way and easements, sign location areas and signs located therein.

ARTICLE III

Regulation of Building Sites

3.1 Approval of Plan and Specifications. No improvements shall be constructed, erected, placed, altered, maintained or permitted on any Building Site until plans and specifications therefor have been approved by the Developer, as provided in Article VI hereof, or which, when constructed, do not conform to the requirements set forth herein, except as otherwise provided herein.

3.2 Completion of Construction. After commencement of construction of any Improvement on any Building Site, the Owner thereof shall diligently prosecute the work thereon to the end that the Improvement shall not remain in a partly finished condition any longer than reasonably necessary for completion thereof. All Improvements shall be completed within eighteen (18) months after approval of plans therefor by the Developer. During construction, the Owner shall cause the Building Site to remain in a reasonably neat and orderly condition, preventing the accumulation of trash and shall prevent runoff of surface water and soil from the Building Site onto adjacent property or streets. If, at the end of the above stated eighteen (18) month period, construction of any Improvements is not being diligently pursued by the Owner, then the Developer shall have the option to proceed with such construction and any cost incurred by the Developer relative to such construction shall be paid by the Owner.

3.3 Excavation. No excavation shall be made on any Building Site except in connection with construction of Improvements thereon or as may be directed by a master grading plan which may be developed for the Property. Upon completion of construction of Improvements on the Building Site exposed openings shall be backfilled and disturbed ground shall be smoothly graded and landscaped.

3.4 Storm Drainage.

A. Plans and specifications for any Improvement on any Building Site shall include a detailed storm drainage plan indicating quantity and direction of storm water runoff, and including, if required, pipe size and location, catch basins, headwalls, ditches, swales and other structures or improvements to be constructed by the Owner.

B. All storm drainage shall be carried to designated drainage easements and in no case shall any storm drainage from the Building Site be carried across the Owner's property line onto another Building Site except when confined within the drainage easements.

C. Drainage plans for Building Sites shall be approved by the Developer, as provided in Article VI hereof, and shall be designed to coordinate with the drainage of the entire property. No drainage of a Building Site shall be constructed which would prohibit the proper drainage of other Building Sites within the Property.

3.5 Landscaping.

A. Plans and specifications for any building or structure to be constructed on any Building Site shall include a detailed landscaping plan indicating the location, size, type and height of each planting noted thereon. The entire area of any Building Site and the area between the Building Site property line and street curb line shall be landscaped by the Owner of such Building Site, except for areas covered by buildings, paved areas and sidewalks.

B. All landscaping required hereunder or otherwise to be provided on any Building Site shall be completed as soon as reasonably possible but not later than ninety (90) days after the substantial completion of construction of any buildings or structures to be constructed on the Building Site. The Owner

0425

4328 RV-23