

of each building shall cause the approved landscaping to be installed and maintained thereafter in an attractive and well-kept condition.

3.6 Signs.

A. No sign, billboard, identification marker, monument, sculpture or the like shall be permitted on any Building Site, except as follows:

(1) Signs identifying the name, business and products of the person or firm occupying the Building Site; provided, however, that such signs shall be subject to the approval of the Developer, which approval shall not be unreasonably withheld; and

(2) Signs offering the Building Site for sale or lease; provided, however, that these signs shall conform to a size, design and color scheme as shall be approved by the Developer; and

(3) Temporary signs no larger than four (4) feet by eight (8) feet which may be used as a project sign during construction.

B. All signs shall conform to setback lines imposed by appropriate governmental ordinances, zoning laws, etc.

C. Signs may be electrified but will be non-flashing.

D. With the exception of "temporary signs" prescribed in paragraph 3.6A(3) above, signs for buildings of up to fifty thousand (50,000) square feet in total area shall meet the following requirements: (1) no single sign shall exceed one hundred (100) square feet in total area, and (2) the total area of all signs for such buildings shall not exceed one hundred fifty (150) square feet; and signs for buildings in excess of fifty thousand (50,000) square feet of total area shall meet the following requirements: (1) no single sign shall exceed one hundred fifty (150) square feet in total area, and (2) the total area of all signs for such buildings shall not exceed one hundred seventy-five (175) square feet.

E. The above notwithstanding, the Developer, at its sole discretion may approve/refuse request for variances to this paragraph 3.6 on a case by case basis so long as such approval or refusal is not in violation of applicable zoning requirements or ordinances.

3.7 Loading Areas. Loading and receiving areas shall not be permitted in the front yard of any Building Site. Landscaped visual barriers shall be erected so as to screen loading and receiving areas from public streets other than South Street Extension and Richardson Street Extension.

3.8 Outside Storage. Unless visually screened in a manner acceptable to the Developer, no materials, supplies, equipment, finished or semi-finished products or articles of any nature shall be stored or permitted to remain on any Building Site outside the main building located thereon. Waste and rubbish storage facilities shall be properly screened, and the inspection and construction thereof shall be subject to the review and approval of the Developer, which approval shall not be unreasonably withheld.

3.9 Parking.

A. No parking shall be permitted on any street or any place other than on the paved parking spaces provided for and described hereinbelow.

B. Adequate off-street parking shall be provided by each Owner for employees, tenants, occupants, customers and visitors. The location, number and size of parking spaces shall be subject to review and approval by the Developer which approval shall not unreasonably be withheld, and shall conform to all applicable zoning ordinances and governmental regulations. However, at no time shall the minimum standards for parking be any less than the total of the following:

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