

development as an integrated community among and between the Lots included therein.

5. Owner has further determined it to be desirable to establish certain Restrictive Covenants to provide minimum standards of quality for the design, construction, and landscaping of improvements to be built upon the Property.

NOW, THEREFORE, in consideration of the premises, Owner declares, covenants, and agrees to and with himself, and the future owners of Lots within the Property, as follows:

1. As used herein, the following terms shall have the following meanings:

(a) The term "Building Areas" shall mean those portions of each Lot which shall be used for the location and construction of buildings and expansions of the same, which may from time to time be made, including any areas used for landscaping and curbs, such areas to conform generally, but not exactly, to the Building Areas as shown upon the Site Plan.

(b) The term "Access and Parking Easement Areas" shall mean all of the Property outside the boundaries of the building areas.

2. Owner does hereby establish and create for the benefit of each person, firm, or corporation hereinafter owning, leasing, or visiting any part of the Property a mutual, reciprocal, and nonexclusive easement, license, right, and privilege of passage and use, both pedestrian and vehicular, for purposes of ingress and egress and motor vehicle parking in, to, upon, and over any and all of the Access and Parking Easement Areas as now or hereafter located.

3. No fence or other obstruction (other than curbs, walkways, light poles, pylon signs [if permitted], and landscaped areas) that would interfere with the free flow of vehicular or pedestrian traffic shall be placed or erected upon any portion of the Access and Parking Easement Areas.