

119-589

the shape of any platted lot or the setback lines as shown on the recorded plats, and if in the opinion of said members of the Committee such violation will cause no substantial injury to any other lot owner. In no event may the Committee approve or ratify a violation of the front setback line restriction of more than five (5) feet or of the main building side line restriction of more than four (4) feet or of the restrictions as to building size imposed by Section II hereof. The approval or ratification by the Committee in accordance with this paragraph shall be binding on all persons.

IV. EASEMENTS.

1. An easement is reserved over the rear and side lot lines five (5) feet in width on each lot for the installation, operation and maintenance of utilities and for drainage purposes. Such other easements across the lots as are shown on the recorded plat are also reserved.

The easements herein provided for shall include the right to cut trees, grade swales or ditches, lay drain pipes or do such other things as may be reasonably required to provide necessary drainage.

V. MAINTENANCE CHARGES.

1. All the numbered lots on the recorded Plat shall be subject to an annual maintenance charge or assessment at the rate of \$80.00 Dollars per year. The first assessment of \$80.00 shall be due and payable on the January 1st next following the date a deed is delivered to the purchaser of a lot in the subdivision from Rice Properties, Inc. and thereafter shall be due and payable in advance on each and every succeeding January 1st.

This assessment shall not apply to any lot so long as it is wholly or partially owned by Rice Properties, Inc. As to lots within the category of this paragraph, the first assessment shall be due on the January 1st next following the delivery of a deed to a purchaser.

The assessment of \$80.00 herein provided shall remain effective for a period of three years after the date these covenants are executed. Thereafter, the assessment shall remain the same until it is increased, decreased, or discontinued, as from time to time may be determined by a majority vote of

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