

off-street parking for employees and visitors within their property lines. All such parking areas and the driveways to such parking areas shall be covered with a hard, dust free, paved surface.

5. BUILDING SITE RATIO. The ratio of building coverage to the total lot area shall in no case exceed the ratio of fifty (50%) percent.

6. APPROVAL OF PLANS. Before commencing the construction or alteration of all buildings, enclosures, fences, walls, parking facilities, signs or any other structures, or permanent improvements on or to any lot within Pelham Executive Plaza, the property owner shall first submit all landscaping plans and building, fence, wall, parking facilities, driveway, sign and site development plans and specifications to the Developer or to such committee as he may appoint for his or its written approval before construction or alteration is commenced. If the Developer or the committee do not act on such an application for approval within thirty days, such application shall be deemed approved.

7. SETBACKS. No building shall be constructed on any lot nearer than 60 feet to the right-of-way line of Haywood Road. Minimum side yards shall be 25 feet on each side, provided, however, that where suitable the 25 foot minimum may be waived by the Developer or by such committee as he may appoint. Minimum rear yards shall be 30 feet. In the event more than one lot shall be owned by one person or entity and in the improvement of such lot or tract a building shall be erected on more than one lot, then the side line restriction on the interior line or lines shall be waived.

8. FRONT: All buildings shall face and front on Haywood Road. All buildings located on corner lots shall maintain uniformity of face materials on the side facing the side street.

9. CONDITION OF PROPERTY. The owner of any lot shall at all times keep the premises, buildings, improvements, and appurtenances in a safe, clean, wholesome, attractive condition and comply in all respects with all government health, fire and police requirements and regulations.

10. TIME OF CONSTRUCTION. If, after the expiration of 2 years from the date of execution of a contract for the sale of any lot lying within Pelham Executive Plaza, any purchaser or grantee shall not have begun in good faith the construction of a permanent building upon such lot, the Developer shall have the right to rescind the contract of sale or to repurchase the lot if