

bath, schools, kindergarten or nursery school, sanitarium, asylum or institution and no noxious, dangerous or offensive thing, activity or nuisance shall be erected, maintained, operated, carried on, permitted or conducted on said property or any part thereof, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

7. No animals shall be kept or maintained on any lot except the usual household pets shall be kept reasonably confined so as not to become a nuisance.

8. No individual water system shall be permitted on any lot except solely for irrigation purposes.

9. Removal of trees. No tree over three inches in diameter may be removed without the prior written consent of the Declarant.

10. Garbage and refuse disposal. No owner shall burn trash, garbage or other like household refuse without a permit from Declarant, nor shall owner accumulate on his lot junked vehicles or litter, refuse or garbage, except in receptacles provided for such purposes.

11. Concealment of fuel storage tanks and trash receptacles. Fuel storage tanks on any lot shall be either buried below the surface of the ground or screened to the satisfaction of Declarant. Every receptacle for ashes, rubbish or garbage shall be installed underground or be so placed and kept as not to be visible by a screen approved by Declarant.

IV

EASEMENT FOR INGRESS AND EGRESS

All of the lots in said subdivision have double frontage on Altamont Road. However, the road shown on said plat in the area entitled "Easement Area For Utilities and Road" is a private road and is not dedicated to the public. The said Easement Area for Utilities and Road is reserved to the owners of said lots, their heirs and assigns forever, for the purpose of providing permanent ingress and egress over and across said easement area to and from the respective lots to Altamont Road.

Each lot owner shall be charged with a prorata cost of maintaining and repairing said road and street lights within said Easement Area, except, however such charges shall be subordinate to the lien of any first mortgage held by an institutional lender.

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