

stantial completion of construction of any buildings or structures to be constructed on the Building Site. The Owner 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 Seller; 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 3.6 A (3) above, signs shall not exceed a size of twenty-five (25) square feet for buildings up to fifty thousand (50,000) square feet in total area and forty (40) square feet for buildings in excess of fifty thousand (50,000) square feet in total area.

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 or in the side yard of any Building Site that fronts on Pelham Road. Landscaped visual barriers shall be erected so as to screen loading and receiving areas from public streets.

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

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