

15. Easements for utility installation and drainage facilities are reserved over and across the side and rear portion of said lots as indicated on the above mentioned plat, with the provision that in the event that one or more lots or portions thereof are joined together to form a larger lot, the easement shall be only on the side and rear boundaries of the lot as formed. In any event, an easement of 5 feet along all side and rear lot lines is reserved whether or not shown on said subdivision plat.

16. No building shall be erected, placed, altered, or permitted to remain on any of said lots until and unless the building plans, specifications and plat plan showing the location of such building, the proposed type of construction and the exterior design have been approved in writing as to conformity and harmony of external design with the existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation by the UFS Service Corporation, or by a representative designated by UFS Service Corporation. One set of plans, specifications and plot plan shall be left or filed with the Corporation.

(A) In order to prevent duplication of buildings or improvements to be constructed, the Corporation is vested with the authority to approve or disapprove applications when the building or improvements have major features so similar to an existing building or improvement as to be construed as a practical duplication thereof, in the full and complete discretion of said committee.

(B) The terms, "building", "improvements", or "residence" shall be deemed to include the erection, placement or alteration of any building or improvement, including any wall or fence.

(C) Application for approval as herein required shall be made to the Corporation by the submission of a request for approval, accompanied by building plans, specifications and plot plans in duplicate, one copy of which shall be retained by the Corporation and the other copy shall be returned to the applicant with either "approval" or "disapproval" plainly noted thereupon.

(D) No "shell" type house or other building shall be constructed on any lot.

17. No lot shall be used for the sale or display of new or used automobiles nor shall junk automobiles or other junk be allowed to accumulate on any lot. No litter or other material of any unsightly nature, not natural to a well kept and slightly neighborhood, will be retained or allowed to remain on any of the said lots. No school buses, trucks or commercial vehicles, shall be kept, stored, or parked overnight either on any street or on any lot, except within enclosed garages or within storage areas approved by the UFS Service Corporation.

18. Sewage disposal shall be in conformity with the requirements of state and local authorities.

19. No sign boards of any description shall be displayed upon any lot, with the exception of signs "for sale" or "for rent", which signs shall refer only to the premises on which displayed and shall be limited to one sign per lot.

20. UFS Service Corporation reserves the right to make such modifications and exceptions to the conditions, covenants and restrictions herein created so long as such exceptions, modifications and alterations promote the orderly and harmonious development of the property subject hereto for residential purposes.

21. No concrete slab houses or 'A' frame houses shall be permitted. It does not prohibit the lower level or tri-level or split-level from being concrete since this is necessary.