

12. No fuel tanks shall be located above ground unless it is landscaped so as not to be visible from the street. Any such tank not buried underground shall be located and camouflaged to meet the approval of the developer on the committee designated by him for such purposes.

13. All power utility poles shall be approved by such public utility as services of the subdivision.

14. Any person, owning any unimproved lot shall keep the lot free and clear of trash, weeds, brush and vegetation not in conformity with the over all development of the subdivision.

15. Until such time as the subdivision is completely developed, the purchaser of a lot in the subdivision (whether purchased by a builder, or an individual for the construction of his own residence), shall be required to keep the curbs, gutters and streets in good repair in front of the lot. When a street is cut or a utility tap made, the purchaser of the lot shall repair the street, the curb and the gutter within thirty days from that date, unless prevented from doing so by act of God. In the event the purchaser of any lot in the subdivision shall fail to make the necessary repairs to the street, curb or gutter, then the developer, at his option, may cause such repairs to be made and bill the purchaser of the lot for the expense thereof, and such sums of money which has been expended by the developer shall become immediately due and payable to the developer and is the debt of the owner of the lot. This paragraph is binding upon the developer of the subdivision and any successors or assigns of its interest, and shall be binding upon the heirs, successors or assigns of the buyer of the lot in the subdivision.

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16. The invalidation of any one paragraph of the Restrictions shall not effect the validity of the remaining paragraphs.

17. EXCEPT HOWEVER, these Restrictions shall not apply to Lot Nos. 89, 90, 91, 92 and 93 which are reserved unto the developer for commercial use.

18. These Restrictions may be waived by the developer from applying to any lot for a period of 60 days but shall not be waived for