

the Building Site onto adjacent property or streets. If, at the end of the above stated one(1) year period, construction of any Improvement is not being diligently pursued by the Owner, then the Developer shall have the option to proceed with such construction and any cost incurred by the Developer relative to such construction shall be paid by the Owner.

3.3 Excavation. No Excavation shall be made on any Building Site except in connection with construction of Improvements thereon or as may be directed by a master grading plan which may be developed for the Property. Upon completion of construction of Improvements on the Building Site exposed openings shall be backfilled and disturbed ground shall be smoothly graded and landscaped.

3.4 Storm Drainage.

A. Plans and specifications for any Improvement on any Building Site shall include a detailed storm drainage plan indicating quantity and direction of storm water runoff, pipe size and location, catch basins, headwalls, ditches, swales and other drainage structures or improvements to be constructed by the Owner.

B. All storm drainage shall be carried to designated drainage easements and in no case shall any storm drainage from the Building Site be carried across the Owner's property line onto another Building Site except when confined within the drainage easements or in order to access a drainage easement.

C. Drainage plans for Building Sites shall be approved by the Developer, as provided in Article VI hereof, and shall be designed to coordinate with the drainage of the entire property. No drainage of a Building Site shall be constructed which would prohibit the proper drainage of other Building Sites within the Property.

3.5 Landscaping.

A. Plans and specifications for any building or structure to be constructed on any Building Site shall include a detailed landscaping plan indicating the location, size, type and height of each planting noted thereon. The entire area of any Building Site and the area between the Building Site property line and street curb line or ditch shall be landscaped by the Owner of such Building Site, except for areas covered by buildings, paved areas and sidewalks.

B. Beautification easements located within a Building Site shall be landscaped by the Owner of such Building Site to provide a visual barrier to screen the property from public streets.

C. All landscaping required hereunder or otherwise to be provided on any Building Site shall be completed within sixty (60) days after the substantial