

been commenced prior to completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with.

4. Neither the members of such committee nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and of its designated representative shall cease at the expiration of twenty (20) years, from the execution of this instrument. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded, appointing a representative or representatives who shall thereafter exercise the same powers previously exercised by said committee.

5. Exterior Construction. Exterior metal construction may be used only in the following instances and only as approved by the architectural committee referred to herein.

(a) On the rear wall provided the rear wall does not face an existing structure.

(b) On the front or side of any building when it is used for decorative or aesthetic purposes.

6. 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 Marcus Blvd. or Interstate 385 or any side yard facing Marcus Blvd. or Interstate 385. Landscaped visual barriers shall be erected so as to screen loading and receiving areas from public streets. Front yard as defined herein shall refer to that area facing Marcus Blvd. or any access road thereto.

7. Outside Storage. No materials, supplies, equipment, finished or semifinished 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.

8. Fencing. No chain link fencing shall be permitted except on the exterior boundary line of Creekside Park as shown on plat of Creekside Park recorded in Plat Book 10-A at page 77.

9. Maintenance of Building and Landscaped Area.

(a) Each owner of any building site shall keep all improvements thereon in a safe, clean maintained and neat condition and shall comply in all respects with all governmental statutes, ordinances, regulations and health, police and fire regulations. Each such owner shall remove at its own expense on a regular basis any rubbish or trash of any type which may accumulate on its building site.

(b) Rubbish, trash, garbage and other waste shall be kept in its own sanitary containers. All equipment for the storage or disposal of such material shall be kept in

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