

sign to standards established by the Committee shall be sufficient reason for the Committee to require permanent removal or replacement of the offending sign. If any person or entity owning or controlling a particular sign is notified by the Committee that the sign does not conform with the requirements of this Article and the sign is not repaired, replaced, or otherwise brought to a level of quality deemed appropriate by the Committee within ten (10) days after and including the date such notification is issued by the Committee, the Committee or its designated representative may, but shall not be obligated to, enter the Lot and permanently remove the offending sign without incurring any cost or other liability:

Section 2. The location, design, type of construction and color of freestanding mailboxes shall conform with standards established by the Committee. No mailbox shall be fabricated, placed, or altered in any way without prior written approval from the Committee.

## ARTICLE XII

### EASEMENT AND UTILITIES

Section 1. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat for Phase IV. No buildings, trees, monolithic slabs, or other improvements shall be constructed or placed upon, over or across such easement areas. Fences may be constructed or placed upon, over or across such easement areas; provided, however, that such placements shall be at the Owner's risk and any fences so placed shall be subject to removal by any public utility, as hereinafter provided. Said easements are hereby set apart for and reserved to the mutual use and accommodation of public utilities desiring to use same or for drainage-ways as may be necessary. Any public utility company utilizing any easement shall have the right to permanently remove all or part of any buildings, fences, trees, shrubs or other improvements placed in an easement which may in any way endanger or interfere with the construction, maintenance