

ARTICLE II

PHASES AND RESTRICTIONS

In addition to the Real Estate, the Declarant may subdivide or plat other real estate not herein described as additional phases or sections. The plat of the Real Estate described herein shall be known as "Phase I". The restrictions applicable to the Real Estate are described herein. Any restriction applicable to any other phase or phases shall be set forth in any plats of such other real estate. The covenants, conditions and restrictions set forth herein shall not be construed to be applicable to any other real estate now or hereafter owned by the undersigned either adjacent to or in the immediate vicinity of the Real Estate in the absence of the express written adoption thereof by the undersigned.

ARTICLE III

SETBACKS

Between building setback lines and street right-of-way lines as shown on the plat, no building, structure, or parts thereof shall be erected or maintained. Setbacks will be 20 feet from all street rights-of-way, 25 feet rear yard, and 6 feet minimum side yard.

ARTICLE IV

EASEMENTS

There are strips of ground as shown on the within plat marked "Drainage Easements" (D.E.), "Sanitary Sewer Easements" (S.E.), and "Utility Easements" (U.E.), either separately or in any combination, which are reserved for the use of public utility companies and governmental agencies as follows: "Drainage Easements" (D.E.) are created to provide paths and courses for area and local storm drainage or the detention of storm water, either over land or in adequate underground conduit to serve the needs of the Neighborhood, adjoining real estate, and/or the public drainage system. No structure, including fences, shall be built upon said easements which will obstruct flow from the area being served. "Sanitary Sewer Easements" (S.E.) are created for the use of the local governmental agency having jurisdiction over the sanitary waste disposal system of said city/or county for the purposes of installation and maintenance of mains, ducts, poles, lines, wires, and also all rights and uses for sewer easements above designated. The owners of all lots in this Neighborhood shall take title subject to the rights of the public utilities, governmental agencies and the rights of the other Lot Owners in this addition, to said easements herein granted for ingress and egress, in, along and through the strips of ground for the purposes therein stated.