RESISTIVE COVENANTS FOR CIVIL RIDGE SUBDIVISION

PHASE I, SECTION 5

FREDY 31000

POOR ORIGINAL
The right of access and transit shall be maintained by the owner of the lots, and all persons claiming under them until January 1, 2000, at which time they shall be declared to be the absolute and irrevocable property of the developer. The developer shall have the right of access and transit upon the lots of said tract at all times, for the purpose of maintaining the development, and for the purpose of laying out streets and for the purpose of constructing and maintaining public utilities and other necessary improvements.

Any fixtures or improvements on the lots shall be maintained by the owner of the lots. Any alterations or additions to the lots shall be made in a manner consistent with the development plan and the standards established by the developer. Any deviations from the development plan shall require the prior written consent of the developer.

No trees or other vegetation shall be removed or destroyed without the prior written consent of the developer. Any trees or other vegetation removed or destroyed shall be replaced with similar trees or other vegetation in accordance with the development plan.

No water shall be permitted to flow from any lot onto any other lot. All water shall be diverted to the public sewer system or to a storm drain located at the rear of the property.

No fences, walls, or other barriers shall be erected on any lot without the prior written consent of the developer. Any fences, walls, or other barriers erected on any lot shall be removed upon the request of the developer.

No signs, billboards, or other advertising devices shall be erected on any lot without the prior written consent of the developer. Any signs, billboards, or other advertising devices erected on any lot shall be removed upon the request of the developer.

No mobile homes or other recreational vehicles shall be parked or stored on any lot without the prior written consent of the developer. Any mobile homes or other recreational vehicles parked or stored on any lot shall be removed upon the request of the developer.

The developer shall have the right to reject any lot at any time for any reason whatsoever. The developer may retain the right of access and transit upon any lot until the lot is sold or transferred to a new owner.

No lot shall be sold or transferred to a new owner until all improvements required by the development plan have been completed and all necessary permits and approvals have been obtained.

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