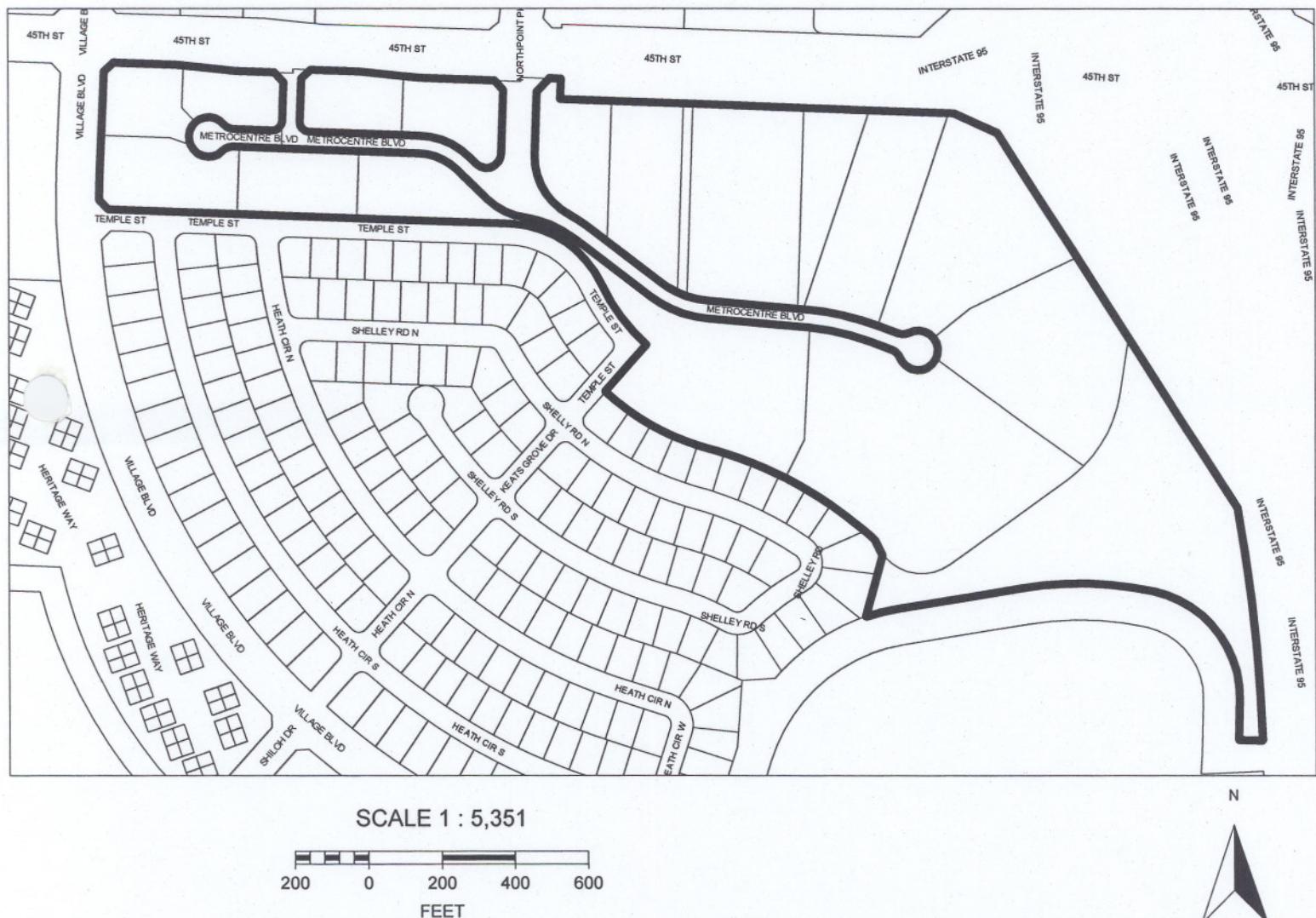


Metrocenter





CITY OF WEST PALM BEACH

P.O. Box 3366 • West Palm Beach • Florida • 33402 • 407/659-8031

Planning Department

November 30, 1988

Mr. James N. Smith, AICP
Director of Planning and Development
Perini Land and Development Company
1655 Palm Beach Lakes Boulevard
Suite 910
West Palm Beach, FL 33401

Re: Presidential Corporate Park (Metrocentre)

Dear Mr Smith:

Please be advised the City of West Palm Beach approves of the request for a minor amendment to the planned development known as "Presidential Corporate Park", to be re-named "Metrocentre Corporate Park". This minor planned development approval recognizes the change in internal lot configuration resulting from City Commission approval of a major amendment to the original plat of "Presidential Corporate Park".

This approval incorporates the restrictions provided within the following documents:

(1) The "Declaration of Protective Covenants of Metrocentre Corporate Park".

(2) "Exhibit B" of the "Declaration of Protective Covenants", which establishes criteria for minimum building setbacks; maximum building heights; floor area ratio; and gross floor area; vehicular access; off-street parking and loading; potable water and sewer; signs and graphics; building/mechanical equipment; and refuse collection areas.

As you are aware, all covenants and restrictions must be consistent with the provisions of the Ordinance 2052-87, approved on second reading on February 9, 1987 by the City Commission of the City of West Palm Beach, Florida.

Sec 5.5 Declar. of
Covenants & Restricts
of Pres. Sq. Corp. Pk.

Please do not hesitate to contact me if you have any further questions.

Sincerely,

L. Martin Hodgkins
L. Martin Hodgkins
Current Planning Coordinator

LH/pm

REQUEST FOR A MINOR PD AMENDMENT

PRESIDENTIAL SQUARE

PRESIDENTIAL SQUARE

CORPORATE PARK

STATEMENT OF USE AND JUSTIFICATION

45TH STREET DEVELOPMENT ASSOCIATES
metrecentre

FILE C

1996 Foundation of the World Bank and its role in the world economy

PLEASE RETURN TO P

DEPARTMENT FOLLOWING

PLANNING BOARD CASE #

RECEIVED ON 2

PLEASE RETURN TO PLANNING
DEPARTMENT FOLLOWING REVIEW

PLANNING BOARD CASE #

RECEIVED ON

E# 966 A
7-27-88

L. Declaration: The term "Declaration" shall mean and refer to this Declaration of Protective Covenants of Metrocentre Corporate Park.

M. Design Criteria: The term "Design Criteria" shall mean and refer to the specifications, guidelines, and standards, which, together with this Declaration, regulate the construction, placement, installation, and maintenance of Improvements within the Park. The Design Criteria shall be prepared and adopted by the Committee, and may be modified and amended in writing by the Committee at any time in its sole and absolute discretion without the joinder, ratification or approval of the Association, any Owner, or any lienholder; provided, however, that any amendment to the Design Criteria concerning the Park's surface water management system must be approved in writing by the South Florida Water Management District. Any reference to Design Criteria shall include any amendments thereto. A copy of the Design Criteria shall be available for any Owner upon written request to the Association.

N. Design Plans: The term "Design Plans" shall mean and refer to the design plans (and amendments thereto) for Improvements that must be submitted and approved in accordance with the Articles IV and V herein. Any reference to any amendment of the Design Plans shall include any change in, alteration of, addition to, or deletion from the Design Plans.

O. Improvement: The term "Improvement" shall mean and refer to any building, structure (whether permanent or temporary), sign; paved area, exterior lighting, site furniture, exterior mechanical equipment, drainage facility, water retention facility, sewage system, water system, road, parking areas, lake, and/or landscaping, that is constructed, installed, erected, placed or made within or upon the Property.

P. Institutional Mortgagee: The term "Institutional Mortgagee" shall mean any Person owning a mortgage encumbering a Parcel, which in the ordinary course of business makes, purchases, guarantees, or insures mortgage loans. An Institutional Mortgagee may include, but is not limited to, banks, savings and loan

resigns, or until he is replaced, whichever first occurs. Any vacancy occurring on the Committee shall be filled by the Declarant. A majority of the Committee shall constitute a quorum to transact business at any meeting of the Committee, and the action of a majority present at a meeting at which a quorum is present shall constitute the action of the Committee.

Section 4.2 Necessity of Architectural Review and Approvals.

No Improvement of any kind shall be commenced, constructed, installed, erected, or placed upon or within the Property, nor shall any amendment, change or alteration of any Improvement be made (except as specifically provided in Section 4.4.D.), until, such time as the Design Plans with respect thereto have been submitted to and approved in writing by the Committee in accordance herewith. The Design Plans shall be submitted to the Committee in a manner and form satisfactory to the Committee, and shall show (i) the proposed Improvement(s), plot layout, exterior elevations, materials, colors, layout of parking spaces, location of easements, location of utilities, and the proposed use of the Improvement(s), (ii) all items and matters required by, or contained within, the Landscaping Plan and the Design Criteria, and (iii) such other information as may be reasonably requested by the Committee. Approval of the Applicant's Design Plans shall not be in lieu of any approvals that may be required by the City, or any other governmental body. IN APPROVING DESIGN PLANS AND/OR ANY AMENDMENTS THERETO, THE COMMITTEE MAKES NO REPRESENTATIONS, WARRANTIES OR CLAIMS AS TO THE SOUNDNESS OR QUALITY OF THE CONSTRUCTION OR DESIGN OF THE IMPROVEMENTS, OR AS TO THE EFFECTIVENESS OR SUITABILITY OF THE USE OF SUCH IMPROVEMENTS, OR AS TO COMPLIANCE WITH ZONING, PERMIT REGULATIONS, OR ANY GOVERNMENTAL LAND USE REGULATIONS.

Section 4.3 Approval. Approval of the Design Plans shall be based upon: (i) the conformity and harmony of the design and layout of the proposed Improvement(s) with neighboring Parcels and with the Park as a whole; (ii) the effect of the location of the proposed Improvement(s) on neighboring Parcels and on the Park as

DESIGN CRITERIA (CON'T.)

The gross floor area for Lot does not include square footage devoted to the minimum required off-street parking, as required by Paragraph E of this Section 4 hereof, provided within a building on the Lot. Any off-street parking provided in excess of required minimums within such a building shall be included in the gross floor area.

The maximum allowable total gross floor area (GFA) for Metrocentre is 570,500 square feet per City Ordinance No. 2052-87. The revised site plan for Presidential Square depicts the general use category for each lot and is attached hereto as Exhibit "B-1". In the event that the maximum GFA for any lot or combination of lots is not utilized, the Declarant reserves the right to transfer all or any portion thereof of the remaining GFA to another lot(s) within Metrocentre provided that in no event does the total GFA for Metrocentre exceed the approved total of 570,500 square feet.

C. VEHICULAR ACCESS - All lot ingress and egress driveway locations shall be subject to the approval of the City of West Palm Beach and the Committee. Joint access drives may be developed to serve abutting parcels provided that proper easements for such joint access are established.

D. OFF-STREET PARKING AND LOADING - All required off street parking and loading spaces shall be provided in accordance with the applicable city codes and ordinances as they relate to required number of spaces, size of spaces, aisle widths, etc. Parking lot landscaping shall be in accordance with the Landscape Plan, Exhibit "C". Each parcel of land devoted to site development shall provide sufficient on-site loading facilities to accommodate site activities, and all loading movement, including turnarounds, shall be made off of the public right-of-way. Loading docks shall be located and screened so as to minimize their visibility from any street or other right-of-way. Screening of service areas, loading docks and so forth may consist of any approved combination of mounding, landscaping, walls and/or fencing.

E. POTABLE WATER AND SANITARY SEWER - The design of potable water and sanitary sewer systems for each lot shall be subject to the review of the City's Utility Department and all other appropriate governmental agencies. The City's Utility Department shall determine if pretreatment systems for sanitary sewer are necessary.

F. SIGNS AND GRAPHICS - Tenant signage and location, temporary and permanent, within the project shall be subject to the review of the Committee. With the exception of the signs listed below, all other tenant signage shall comply with the City's sign regulations.

DESIGN CRITERIA (CON'T.)

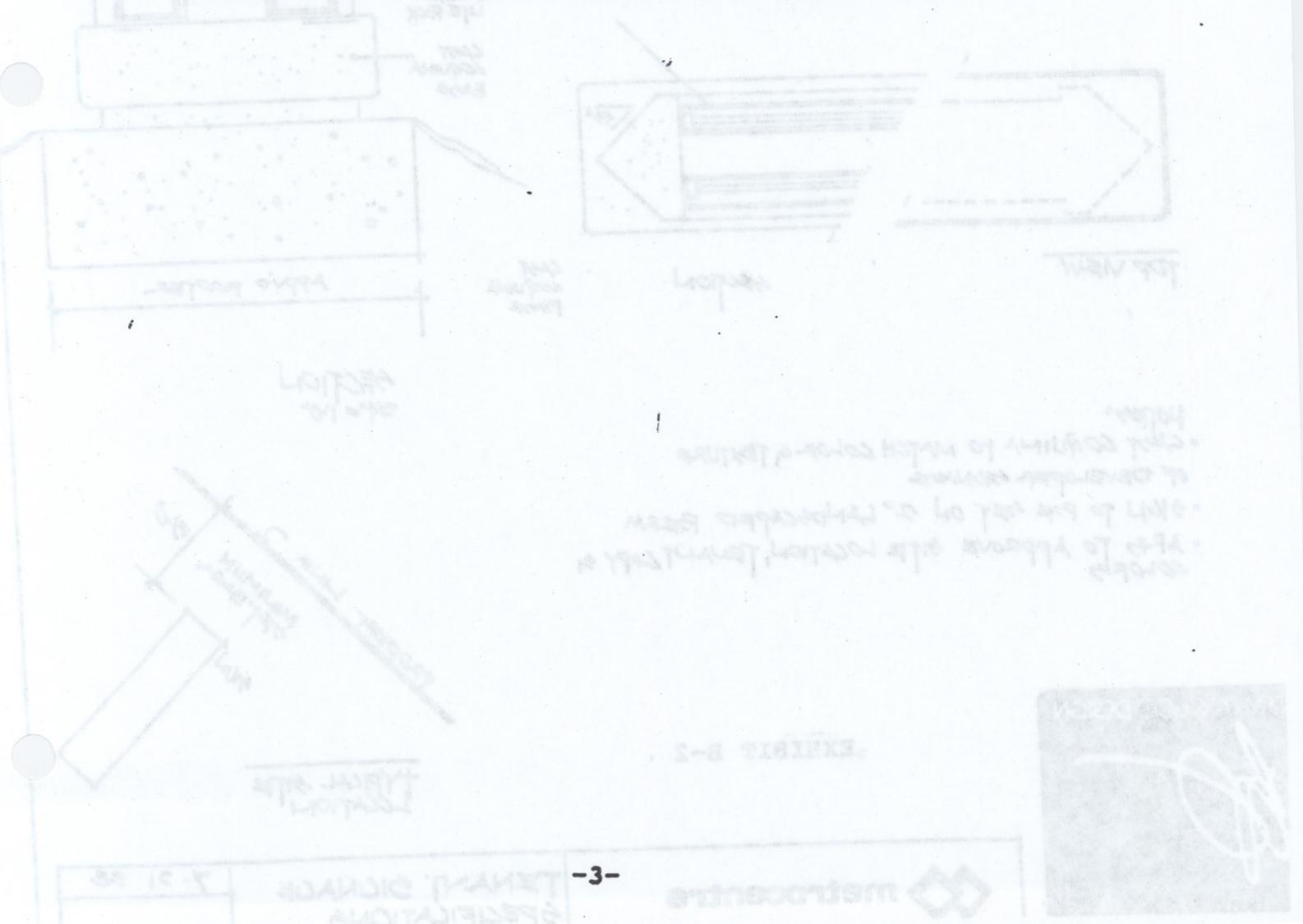
1. Tenant I.D. Signs - Signs which identify businesses within the project shall be permitted provided they conform with Exhibit "B-2", Tenant Signage Specifications.

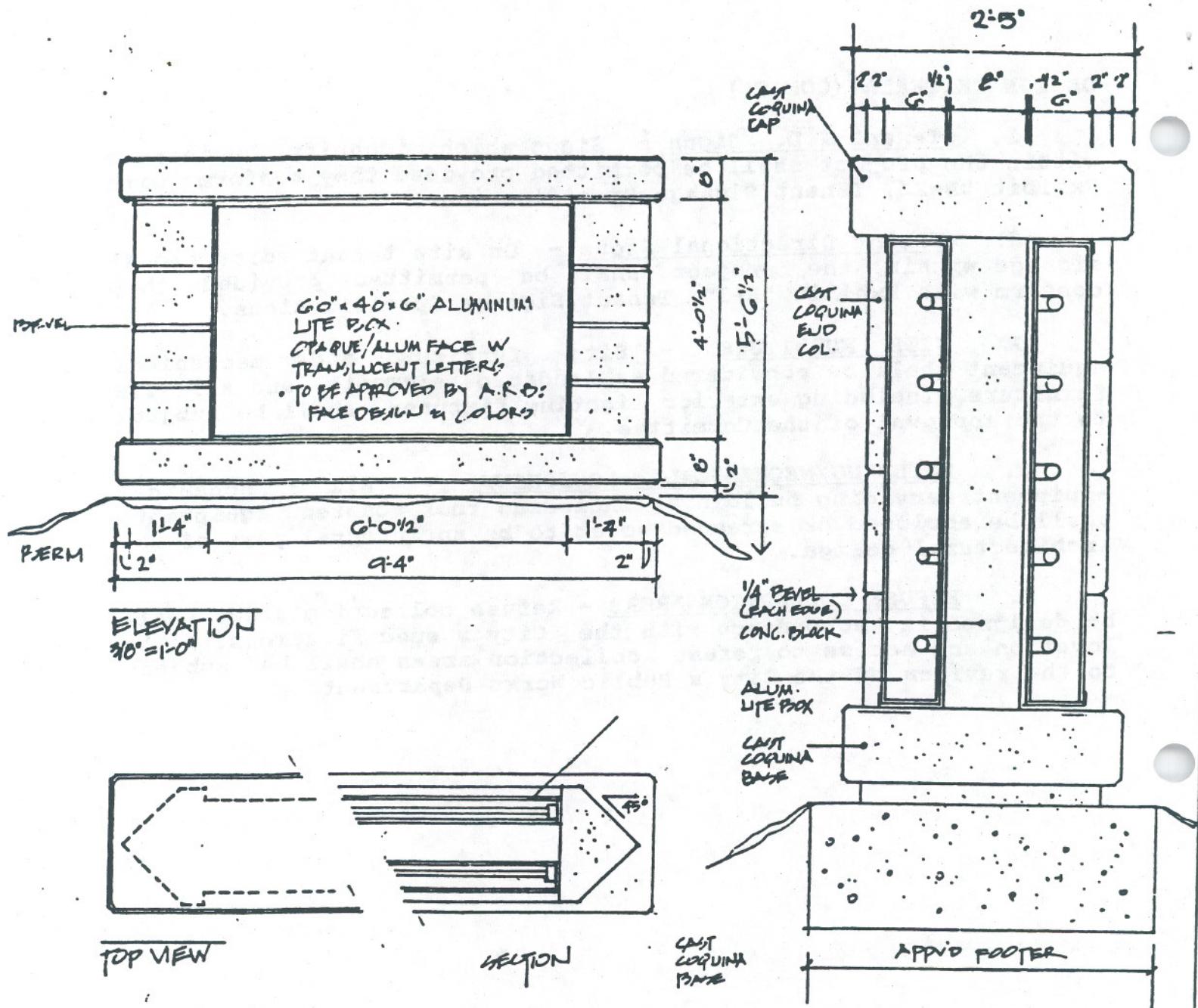
2. Tenant Directional Signs - On site tenant directional signage within the project shall be permitted provided they conform with Exhibit "B-3", Tenant Signage Specifications.

G. SITE FURNITURE - Site furniture and mechanical equipment shall be considered as landscape elements, and all site furniture, including exterior lighting fixtures, shall be subject to the approval of the Committee.

H. BUILDING/MECHANICAL EQUIPMENT - All mechanical equipment servicing buildings, including roof mounted equipment, shall be enclosed or screened so as to be an integral part of the architectural design.

I. REFUSE COLLECTION AREAS - Refuse collection areas shall be designed in accordance with the City's specifications. The location and access to refuse collection areas shall be subject to the reviews of the City's Public Works Department.





NOTES:

- CAST COQUINA TO MATCH COLOR & TEXTURE OF DEVELOPER SIGNAGE
- SIGN TO PDE SET ON 2" LANDSCAPED BERM
- ADS TO APPROVE SITE LOCATION, TENANT COPY & COLORS

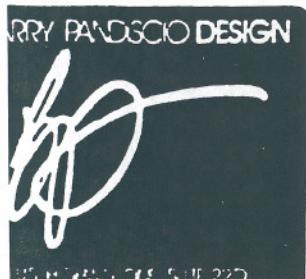
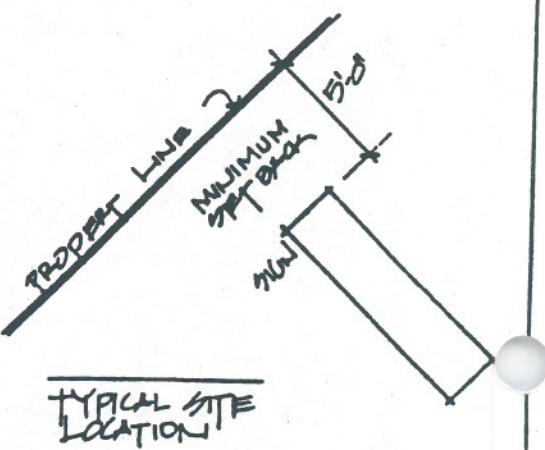


EXHIBIT B-2

Association (SLHOA), said member to be appointed by the Board of Directors of SLHOA. The ARBAC will be terminated upon approval of the last building improvements to be completed on the above sites. The ARBAC functions shall be advisory only and shall not be binding on the ARB or the Association. Developer may appoint such other member of the ARBAC as it deems advisable.

VIII RESTRICTIONS

Section 1. Permitted uses and Structures. Each and every Lot in Presidential Square is restricted to the following permitted uses and structures. All permitted uses and structures are subject to the design standards specified in Section 4 herein. In addition, all permitted uses and structures are subject to the review and approval of the Architectural Review Board established in Article VII herein.

A. OFFICE Administrative business and professional offices including, but not limited to:

- Medical
- Dental
- Engineering/Architectural
- Banking, financial institutions, security and commodity exchange, stock exchange financial agency office
- Law offices
- Real estate/land development
- Office of non-profit corporations, such as professional membership organizations, civic, social and fraternal associations, political organizations and religious organizations
- Miscellaneous business services such as consumer credit reporting agencies, mailing list and stenographic services, business and management consulting services, accounting, auditing and bookkeeping service offices
- Government offices
- Contractors business office
- Surveyors office
- Other office uses similar in nature to those listed above and those deemed compatible with the surrounding neighborhood as determined by the Board of Directors

B. RESEARCH AND DEVELOPMENT Facilities for research, development and testing, including the use of scientific laboratory data processing equipment and devices, provided that; all such activities shall occur within completely enclosed buildings; all structures, insofar as practical, shall have an

exterior appearance similar to an office building; and there shall be no outside storage of material and/or equipment. Research and development facilities include but are not limited to the following examples:

- Medical/Dental
- Metallurgy
- Pharmaceutical
- Film Photography and photographic equipment
- Coils, tubes, semi-conductors
- Data processing equipment and systems
- Graphics and art equipment
- Metering instruments
- Optical devices, equipment and systems
- Phonographs, audio, tv and radio equipment
- Scientific and mechanical instruments
- Testing equipment

C. GOVERNMENT/INSTITUTIONAL

- Public/private utility services (excluding sanitary, landfill, refuse and trash dump)
- Hospitals, health care facilities and rehabilitation facilities
- Trade, vocational, fashion or business schools

D. RECREATION/ENTERTAINMENT/HOSPITALITY

- Hotels and Motels
- Private indoor recreation facilities (i.e. health spa)
- Restaurants either as a separate use or accessory to a permitted use

E. BUSINESS

- Photographic studios and laboratories
- Catering and delicatessen business
- Custom dressmaking, millinery, tailoring and other similar trades
- Wholesale establishments

F. RETAIL ESTABLISHMENTS

Section 2. Prohibited Uses and Structures. The following uses and structures are specifically prohibited in Presidential Square:

- Filling stations and repair garages, repairing or testing of internal combustion engines
- Outdoor sales, service (other than delivery of goods purchased to customers) or display

- Playing of music or making of announcements directly or through mechanical or electronic devices in any manner audible outside any building
- Animal hospital, veterinary clinics, and office and research development facilities that include the use of animals in their research and development
- Any use or structure whether or not such use or structure is otherwise permitted in Article VIII, Section 1, hereof not approved by the Architectural Review Board

K Section 3. Accessory Structures and Uses. The following conditions apply to all accessory structures and uses in Presidential Square.

A. AUTHORIZATION - Accessory structures and uses provided such use is approved by the ARB are permitted in connection with any principal permitted use listed in Section 1 herein.

B. DEFINITION - An accessory structure or use is a structure or use which:

1. is subordinate to and serves as a principal building or a principal use;
2. is subordinate in area, extent and purpose to the principal structure or principal use served;
3. contributes to the comfort, convenience or necessity of the occupants or business in the principal use served; and
4. is located on the same Lot as the principal structure or principal use served.

C. BULK AND LOCATION REGULATIONS

1. No accessory structure in this district shall exceed the height of the principal structure, if any, to which it is accessory;
2. Accessory structures shall maintain the same front, side and rear yard as is required for the principal structure;
3. Accessory structures and uses shall otherwise comply with the design standards of Section 4 herein.

D. USE LIMITATIONS - All accessory structures and uses shall comply with the use limitations of Sections 1 and 2 herein.

E. EXAMPLES - Accessory uses include but are not limited to the following examples:

- Restaurant
- Barber shops
- Drug stores

- Beauty parlors
- Newsstand
- Shoe repair
- Dry cleaning and laundry

Section 4. Design Standards. The following design standards shall apply to all structures and uses in Presidential Square:

A. LOT SIZE - Each Lot of land shall contain a minimum of 20,000 square feet. No Lot shall be subdivided without the prior written approval of the Developer and compliance with appropriate governmental regulations. Each Lot created by such subdivisions shall contain a minimum of 20,000 square feet.

B. SETBACKS - The following minimum building setbacks shall be maintained:

1. From all street right-of-way lines except Village Boulevard and Keats Grove Drive ----- 20 feet
2. From side lot lines ----- 10 feet
3. From the right-of-way line of Keats Grove Drive ----- 60 feet
4. From the right-of-way line of Village Boulevard ----- 40 feet
5. From the rear lot line of Lots fronting on Shelley Circle ----- 80 feet

C. MAXIMUM BUILDING HEIGHTS, FLOOR AREA RATIO AND GROSS FLOOR AREA - The maximum building height, floor area ratio and resultant gross floor area for each Lot in Presidential Square are shown on the following table.

<u>LOT NO.</u>	<u>ACRES</u>	<u>MAX. BLDG. HEIGHT (STORIES)</u>	<u>F.A.R.</u>	<u>MAX GFA SQ. FT.</u>
1	2.848	3	.362	45,000
2	1.038	2	.110	5,000
3	1.228	1	.140	7,500
4	1.798	4	.447	35,000
5	2.783	1	.247	30,000
6	3.557	5	.313	48,560
7	5.233	5	.313	71,440
8	7.355	8	.419	134,500
9	7.373	8	.415	133,000
10	2.747	2	.167	20,000
11	1.953	2	.235	20,000
12	2.403	2	.191	20,000
TOTAL	40.316			570,500

along the property line(s) of Lots 1, 5, 9, 10, 11 and 12 that abut the Spencer Lakes Subdivision. The landscaped buffer shall consist of: a continuous hedge (i.e., cocoplum, ficus) that will grow to a height of six (6) feet within two (2) years after planting; shade trees (i.e., black olive, bischofia, mahogany) ten (10) feet by six (6) feet overall, planted twenty-five (25) feet on center; and St. Augustine Floratam sod. For Lots 9, 10, 11 and 12 only, the landscaped buffer shall be eighty (80) feet in width along the rear lot lines of Lots fronting on Shelley Circle and sixty (60) feet along that portion of the right-of-way of Keats Grove Drive that abuts Lot 10. The landscaped buffer along the right-of-way of Temple Street shall be twenty (20) feet in width. The landscaped buffer shall be installed concurrently with the completion of building improvements on the subject Lots. All vegetation within the landscaped buffer shall be installed, permanently maintained and properly irrigated with an automated irrigation system by the Owners of the subject Lots.

4. Lake - The Lot Owner of Lot 9 shall be responsible for the sodding, irrigation and maintenance of that area located between the Property line and the water's edge of the adjoining lake.

J. SIGNS AND GRAPHICS. Signs and sign location, temporary and permanent, within the project shall be subject to the review of the Architectural Review Board. Signage consisting of the following sign types, shall comply with all permitted procedures established by the City of West Palm Beach:

1. Directional Signs - Signs which give directional information to either vehicles or pedestrians shall have sign faces not exceeding ten (10) square feet in area and a height not exceeding six (6) feet.

2. Tenant I.D. Signs - Signs which identify businesses with direct exterior access within the project shall be permitted, as approved. Signs which would be permitted include (but are not limited to):

-wall signs
-ground signs (vertical height not exceeding 4 feet).

Signs which would not be permitted include (but are not limited to):

- temporary "flashing" signs
- revolving signs
- rooftop signs

3. Construction Signs - A sign which displays the names of the contractor, architect, landscape architect, engineer, developer, etc. for projects under construction shall be

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Pres. SQ Covenants 2-28-86
MetroCenter

permitted. Sign faces shall not exceed sixteen (16) square feet in area. The sign shall be permitted for the duration of the construction, or work abandonment, and shall be promptly removed thereafter.

4. Real Estate Signs - Signs which advertise individual parcels or buildings for rent, lease or sale shall be permitted. Sign faces shall not exceed eight (8) square feet in area. Only one single-faced or double-faced sign shall be permitted per parcel, and shall relate only to the premises upon which the sign is located.

K. SITE FURNITURE. Site furniture and mechanical equipment shall be considered as landscape elements, and all site furniture, including exterior lighting fixtures, shall be subject to the approval of the Architectural Review Board as elsewhere herein provided.

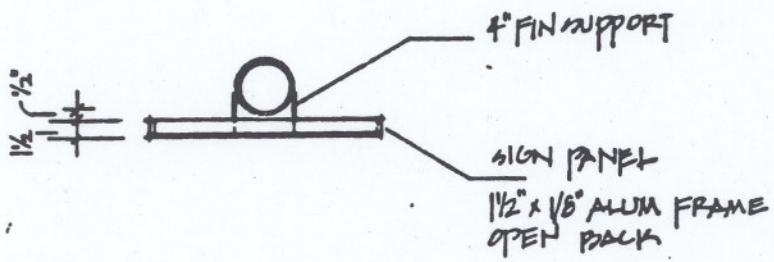
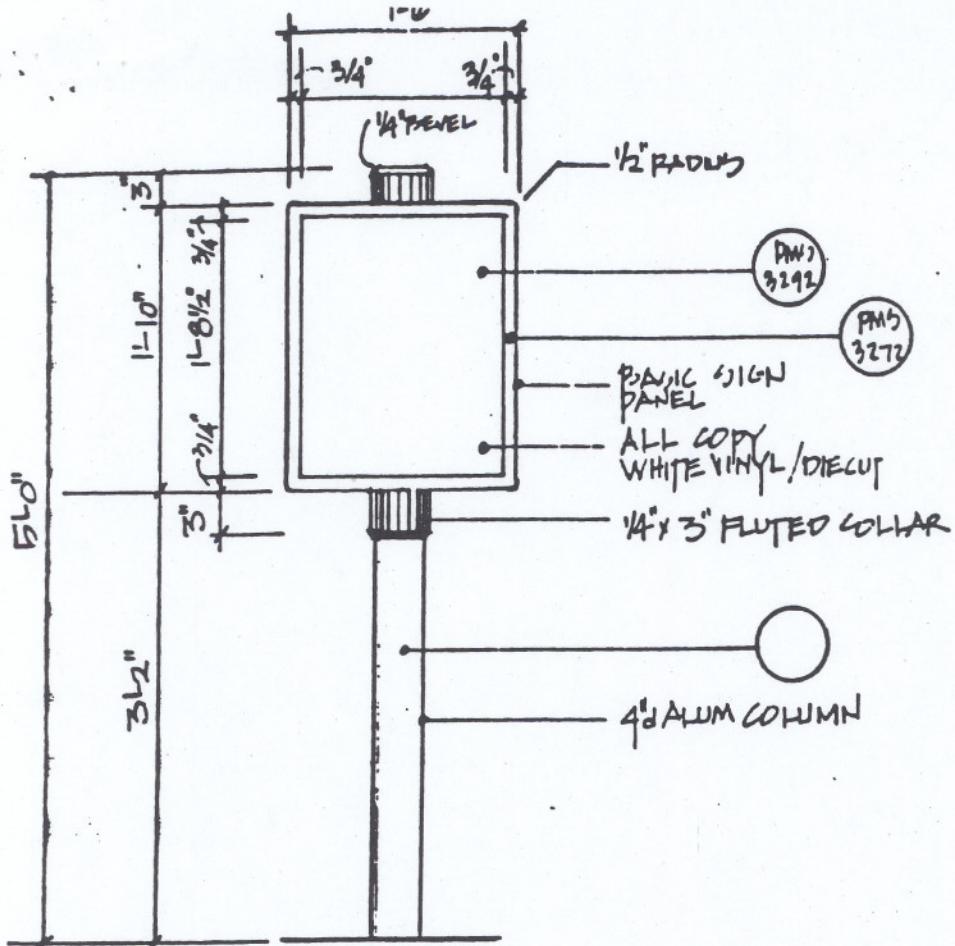
L. BUILDING/MECHANICAL EQUIPMENT. All mechanical equipment servicing buildings, including roof mounted equipment, shall be enclosed or screened so as to be an integral part of the architectural design.

M. EXTERIOR LIGHTING. Exterior lighting is subject to the review of the Architectural Review Board. During hours of darkness, parking areas and pedestrian ways on the premises shall be lighted to an intensity of at least 0.6 foot candle. No neon lights inside or outside structures shall be visible from any residential property, or from any street. Parking lot lighting fixtures shall have a maximum overall height of thirty (30) feet. Security lighting fixtures shall not project above any roof line. Walkway lighting fixtures shall have an overall maximum height of fifteen (15) feet. In no case shall security lighting be used as a substitute where parking lot lighting or walkway lighting is required.

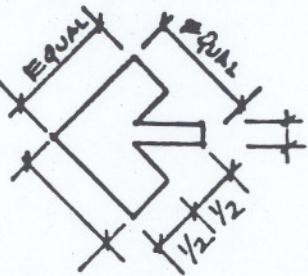
N. REFUSE COLLECTION AREAS - The location of and access to outdoor refuse collection areas shall be subject to review of the City's Public Works Department. All dumpster shelter areas shall have a 10' x 10' concrete pad; be visually screened by a wall on three (3) sides with a minimum height of six (6) feet; and be free of overhead obstructions to a clearance of at least twenty (20) feet.

Section 5. Conduct of Operations. All owners in Presidential Square shall abide by the following:

A. NUISANCES - No portion of any Lot shall be used in such a manner as to create a nuisance to adjacent Lots such as, but not limited to, vibration, sound, radiation, air or water pollution, dust, emission of odorous, toxic or noxious matters.



ON SITE SIGNAGE



STANDARD ARROW

ALL COPY:
HELVETICA MEDIUM

ALL SYMBOLS:
NATIONAL GRAPHICS STAND
BP DESIGN WILL PROVIDE
ALL ART FOR FOLLOWING:
• HANDICAPPED - NOT TRUCKS
• LOADING ZONE
• SERVICE ENTRANCE

NOTES - ALL SIGN CONSTRUCTION

- ALUMINUM SIGN FACE OF 1/8" THICKNESS AND TO BE WARP FREE
- ALL WELDS, SEAMS AND JOINTS, ALL SURFACES TO BE FILLED, GROUND SMOOTH PRIOR TO PAINT
- NO VISIBLE FASTENERS ON FRONT OR SIDES OF PANELS
- PAINT TO INCLUDE MILDE INHIBITORS, UV PROTECT. TO PREVENT PREMATURE FADING, DISCOLORATION

ALL SIGN COPY = DIE CUT VINYL

BARRY PANOSCO DESIGN

EXHIBIT B-3



metrocentre

TENANT SIGNAGE
SPECIFICATIONS

7 21 88

METROCENTRE COVENANT

writing by the Committee as more fully set forth in Article IV of this Declaration. There shall be no amendment(s) made to the Design Plans unless and until such amendment(s) have been approved in writing by the Committee in accordance with Article IV of this Declaration (except as otherwise provided in Section 4.4.D. above).

ORD 2052-87

(C3)(Gc)

CPD

Jim Smith
Perini

684-5576

Now
Getz

Section 6.2 Permitted Uses and Structures. Each and every lot in Metrocentre is restricted to the following permitted uses and structures. All permitted uses and structures are subject to the Design Criteria, Exhibit "B" and Landscaping Plan, Exhibit "C". For as long as the Declarant own the fee simple title to, or any mortgage lien against, any parcel in the Park, (i) all proposed uses for any parcel in the Park must be approved in writing by the Committee, and (ii) any change to, or variance from, any governmental land use or zoning regulation applicable to any parcel in the Park must be approved in writing by the Committee.

A. OFFICE Administrative business and professional offices including, but not limited to:

- Medical
- Dental
- Engineering/Architectural
- Banking, financial institutions, security and commodity exchange, stock exchange financial agency office
- Law offices
- Real estate/land development
- Office of non-profit corporations, such as professional membership organizations, civic, social and fraternal associations, political organizations and religious organizations
- Government offices
- Contractors business office
- Surveyors office
- Other office uses similar in nature to those listed above and those deemed compatible with the surrounding neighborhood as determined by the Board of Directors

B. RESEARCH AND DEVELOPMENT Facilities for research, development and testing, including the use of scientific laboratory data processing equipment and devices, provided that; all such activities shall occur within completely enclosed buildings; all structures, insofar as practical, shall have an exterior appearance similar to an office building; and there shall be no outside storage of material and/or equipment. Research and development facilities include but are not limited to the following examples:

- Medical/Dental
- Metallurgy
- Pharmaceutical
- Film Photography and photographic equipment
- Coils, tubes, semi-conductors
- Data processing equipment and systems
- Graphics and art equipment
- Metering instruments

- Optical devices, equipment and systems
- Phonographs, audio, tv and radio equipment
- Scientific and mechanical instruments
- Testing equipment

C. GOVERNMENT/INSTITUTIONAL

- Public/private utility services (excluding sanitary, landfill, refuse and trash dump)
- Hospitals, health care facilities and rehabilitation facilities
- Trade, vocational, fashion or business schools

D. RECREATION/ENTERTAINMENT/HOSPITALITY

- Hotels and Motels
- Private indoor recreation facilities, (i.e. health spa)
- Restaurants either as a separate use or accessory to a permitted use

E. BUSINESS

- Photographic studios and laboratories
- Catering and delicatessen business
- Custom dressmaking, millinery, tailoring and other similar trades
- Wholesale establishments

F. RETAIL ESTABLISHMENTS

Section 6.3 Prohibited Uses and Structures. The following uses and structures are specifically prohibited in the Park:

- Filling stations and repair garages; repairing or testing of internal combustion engines
- Outdoor sales, outdoor service (other than delivery of goods purchased to customers) or outdoor display
- Sanitary landfill, refuse or trash dump
- Playing of music or making of announcements directly or through mechanical or electronic devices in any manner audible outside any building
- Animal hospital, veterinary clinics, and office and research development facilities that include the use of animals in their research and development.

Section 6.4 Accessory Structures and Uses. The following conditions apply to all accessory structures and uses in Metrocentre.

A. AUTHORIZATION - Accessory structures and uses provided such use is approved by the ARB are permitted in connection with any principal permitted use listed in Section 1 herein.

B. DEFINITION - An accessory structure or use is a structure or use which:

1. is subordinate to and serves a principal building or a principal use;

2. is subordinate in area, extent and purpose to the principal structure or principal use served;
3. contributes to the comfort, convenience or necessity of the occupants or business in the principal use served; and
4. is located on the same Lot as the principal structure or principal use served.

C. BULK AND LOCATION REGULATIONS

1. No accessory structure in this district shall exceed the height of the principal structure, if any, to which it is accessory;
2. Accessory structures shall maintain the same front, side and rear yard as is required for the principal structure;
3. Accessory structures and uses shall otherwise comply with the design standards of Section 4 herein.

D. USE LIMITATIONS - All accessory structures and uses shall comply with the use limitations of Sections 1 and 2 herein.

E. EXAMPLES - Accessory uses include but are not limited to the following examples:

- Restaurant
- Barber shops
- Drug stores
- Beauty parlors
- Newsstand
- Shoe repair
- Dry cleaning and laundry

Section 6.5 Drainage and Water Retention. Drainage and water retention facilities for each Parcel must conform to the plans governing, and the facilities servicing, the Park (as may be amended by the Declarant from time to time), and must be approved in writing by all applicable governmental authorities and the Committee.

Section 6.6 Construction, Demolition, Excavation or Grading.

No Owner shall commence any activities upon his Parcel, or anywhere else within the Park, involving construction, demolition, excavation or grading without the prior written approval of the Committee.

Section 6.7 Subdividing, Platting, Combining Parcels. For so long as Declarant owns the fee simple title to, or any mortgage lien against, any parcel in the Park, no parcel in the Park shall be (i) platted (or replatted) or subdivided (or resubdivided) or (ii) combined with another parcel for purposes of development, without the prior written approval of the Committee, which approval may be withheld in the sole and absolute discretion of the Committee. In subdividing or combining any parcel or parcels in the Park, the Owner(s) shall comply with all applicable governmental zoning, platting and land use regulations. In addition, no parcel in the Park shall ever be less than 20,000 square feet in size.