

by selectively thinning scrub and/or dead growth. New plantings around the homesite shall be permitted and encouraged when in conformance with good fire protection practices.

ARTICLE XII

Easements Reserved

1. Easements Described on Plat. The lands within the Lazy O Ranch are subject to any and all easements described on the recorded plat of the Lazy O Ranch.

2. Utility Easements Reserved. There are hereby created and reserved perpetual easements twenty (20) feet in width for the purpose of constructing, maintaining, operating, replacing, enlarging and repairing electric, telephone, water, irrigation, sewer, gas, cable televisions and similar lines, pipes, wires, ditches and conduits. LOCC reserves the right to locate these easements or portions thereof across any portions of any of the Lots, the Ranch Facilities Parcel, the Agricultural Lands or any other portions of the Lazy O Ranch if such is deemed necessary for the most efficient and expeditious running of the utilities, provided in no event shall any such easement run through a Building Site or across any area of a Lot wherein which an owner has received approval from the Architectural Committee to construct improvements, and in no event shall the easements inhibit or disturb the reasonable functioning or operation of the agricultural operation. With respect to the utilization of any

