

the Board of Directors, the Association, upon approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel and to repaint, maintain, and restore the lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such lot is subject.

#### ARTICLE X

##### GENERAL PROVISIONS

Section 1. Enforcement. The Association or any owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Supplementary Declaration. Failure by the Association or by any owner to enforce any covenant or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or reservations by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Supplementary Declaration shall run with and bind the land until December 2, 1994, after which time they shall be automatically extended for successive periods of ten (10) years. Prior to December 2, 1994, this Supplementary Declaration may be amended by an instrument signed by not less than ninety (90%) percent of the Lot owners, and thereafter by an instrument signed by not less than seventy-five (75%) of the Lot owners. Any amendment must be recorded. The foregoing amendment provisions notwithstanding, no change or amendment may be made to Article VIII of these covenants without the written consent of the Declarant.

Section 4. Commercial Signs. No commercial signs, excluding (for rent), (for sale), shall be erected or maintained on any lot except with the written permission of the Architectural Committee, or except as may be required by legal proceedings, it being understood that the