

specifications if and when the same features and elements are embodied in any subsequent plan and specifications submitted for approval for use on other lots.

4. After such plans and specifications and other data submitted have been approved by the Declarant, no building, outbuilding, garage, fence, wall, retaining wall or other structure of any kind shall be erected, constructed, placed, altered or maintained upon said property unless the same shall be erected, constructed or altered in conformity with the plans and specifications and plot plans theretofore approved by the Declarant. If any building, outbuilding, garage, fence, wall, retaining wall or other structure of any kind shall be erected, constructed, placed, altered or maintained upon said property other than in accordance with the plans and specifications and plot plans therefor approval by the Declarant, such erection, construction, placing, alteration or maintenance shall be deemed to have been undertaken without the approval of the Declarant ever having been obtained as required by the Declaration.

5. (a) After the expiration of one (1) year from the date of completion of any structure or alteration, such structure or alteration shall be deemed to comply with all the provisions of this paragraph unless notice to the contrary shall have been recorded in the public records of said county or legal proceedings shall have been instituted to enforce such compliance.

(b) In the event that Declarant shall fail for a period of forty-five (45) days to approve or disapprove any plans, specifications or plot plans submitted to it for approval, the same shall be deemed to have been approved.

6. The Declarant or any agent of the Declarant may at any reasonable time enter and inspect any building or property subject to these restrictions.

7. Prior to the occupancy of any dwelling constructed or erected on any such plot, the prospective occupants thereof shall obtain a certificate of occupancy issued by the Declarant certifying that the construction thereof has been completed in accordance with the plans and specifications and approved by the Declarant. No dwelling shall be occupied prior to the issuance of such certificate of occupancy. The Declarant may, from time to time, delegate to a person or persons the right to approve or disapprove the plans and specifications and plot plans and to issue such

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