

repair thereto. Said owner may erect a privacy wall or fence not more than six (6) feet in height on each side and at the end. Party walls or fences may be erected as adjacent owners may agree in writing. No roof or other type covering may be constructed. To the extent the walkway running along the rear of the property is affected by the use of said easement area, the owner must relocate said walkway beyond the easement area. All work, upkeep and repair shall be at unit owners sole expense. No utility meters may be relocated by owner without first securing all necessary consents. Prior to using said easement area and doing any work thereto, owner must first submit plans, specifications or any other information the Association Directors may require. Said Directors shall give their written approval or disapproval within thirty (30) days after receiving all necessary information. The Directors may make additional reasonable regulations regarding the use and upkeep of said area.

6. Notwithstanding anything to the contrary contained in this Declaration, and for the benefit of the residence owners as a group, the Association may, but is not required to, do anything that a residence owner is required to do hereunder (including, without limitation, residence repair and window replacement):

(a) in the discretion of the Manager, in the case of an emergency;

(b) in the discretion of the Board of Directors, in the case of convenience for the Association; and

(c) in the discretion of the Board of Directors, in the case that the residence owner fails to perform his duty.

Action by the Association under this subparagraph E.6 shall be at the cost and expense of the residence owner who will be assessed therefore by the Association.

VII. COMMON AREA AND LIMITED COMMON AREA FACILITIES.

A. Ownership and use of the common areas and limited common areas shall be governed by the following provisions:

1. The ownership of the percentage of undivided interest of a residence owner in the common areas, limited common area and facilities

0.633

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