

7. Any residence constructed upon any lot must be completed on the exterior and the lot landscaped within eight months after the date the footings are poured. A fine of \$100.00 for each month or portion thereof shall be imposed when any house and landscaping remains incomplete after the expiration of the said eight months and this fine is hereby levied against the said lot, and the said fine shall constitute a lien against this lot, provided, however, that the said lien shall not affect or prejudice the rights or liens of other lien creditors. Any fines so collected shall be used by the said Anthony W. Abercrombie or his designated representative for the beautification of the subdivision; provided, the same shall have the rights and authority to waive the said fine at any time either before or after it shall accrue.

8. Entrances to garages shall be at rear or side of residence except in cases where lot does not permit. If entrances must be made facing a street (i.e. corner lot) the garage must be equipped with doors and kept closed.

9. Trees can only be removed to accommodate the actual dwelling and drive, thereafter no more than 25% of the trees can be removed for construction purposes and only damaged, dead or unsightly trees after construction.

10. No structure or structures on these lots shall use concrete block as a finish exterior facing material, i.e., exposed to view higher than floor level, but this provision shall not apply to painted or stuccoed cove block, nor shall imitation or stone siding of asphaltic or metallic composition, except aluminum siding be used as exterior facing materials. Fences will not exceed 6 feet in height and all fences and yard buildings must be compatible with dwelling. Clotheslines shall be of a retractable nature instead of a permanent fixture.

11. No bathing pools shall be constructed or maintained on any lot unless it is surrounded by a slightly screening fence .

12. All sewage disposal shall be by sewage disposal systems approved by the State Board of Health.

13. Every owner shall be responsible for maintaining his lot as to growth of weeds and the prevention of erosion. In the event the owners shall fail in this responsibility developer shall have the right to maintain the lot at owners expense.

14. All driveways in the lots shall be paved with either asphalt or concrete paving.

15. If the parties hereto or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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