

2.11 Car Ports. No carports shall be permitted on any lot.

2.12 Fences and Walls. Except for driveways and walkways, no fence, wall or any other type of permanent structure or Utility Areas, or any part of the same, shall be erected, placed or allowed to remain in the area of any Numbered Lot lying between the road right of way as shown on any Plat referred to in these covenants and restrictions and the edge of any street or avenue.

2.13 Used Structures. No used buildings or structures shall be placed or permitted to remain upon the Real Property.

2.14 Signs and Advertising. No sign or any character shall be displayed or placed upon any Numbered Lot, except "for sale" signs, which signs shall refer only to the particular premises on which displayed, shall not exceed three and one-half (3 1/2) square feet in size and shall not extend more than four (4) feet above the surface of the ground, shall be fastened only to a stake in the ground and shall be limited to one sign to a Numbered Lot. The Executive Committee may enter upon any Numbered Lot and summarily remove and destroy any signs which do not meet the provisions of this Paragraph; provided, however, that the Developer, or any person designated by the Developer, may erect or maintain such commercial and display signs on such Numbered Lots, temporary dwellings, sales offices, model houses or other structures as Developer may deem advisable for development purposes.

2.15 Construction Delays. The construction of any residence or structure once commenced must be fully completed within one (1) year thereon unless rendered impossible as a direct result of strikes, fires, national emergencies or natural calamities. Any building or structure not so completed or upon which construction has ceased for a period of ninety (90) consecutive days, or any building or structure which has been totally or partially destroyed by fire or other casualty and not rebuilt within one year, are hereby declared nuisances which may be removed by the Developer or the Homeowners Association at the expense of the owner thereof, which expense shall be payable by such owner to the Developer and/or Homeowner's Association on demand.

2.16 Paved Driveways. Prior to completion of construction of any residence on any Numbered Lot, the owner shall install at his expense a suitable paved driveway from the paved portion of the abutting street or avenue of a design, type of material and location approved by the Executive Committee. Such driveways and paved areas shall include off street parking area for a minimum of two automobiles.

2.17 Picnic Areas and Trash Burning. No picnic areas, no detached outbuildings shall be erected or permitted to remain on any Numbered Lot prior to the commencement of construction of a permanent residence thereon. No trash, rubbish, debris, waste material or other refuse shall be deposited or allowed to accumulate or remain on any part of any Numbered Lot after construction of a permanent residence thereon. No fires for the burning of trash, leaves, clippings or other debris or refuse shall be permitted on any Numbered Lot except during construction of a permanent residence thereon.

2.18 Tents and Shacks. No shed, shack, trailer, tent or other temporary or movable building or structure of any nature or kind shall be erected, placed or permitted to remain on the Real Property; provided, however, that nothing contained herein shall prevent the use of a temporary construction shed during the period of actual construction of a dwelling or other building permitted hereunder nor the use of adequate sanitary toilet facilities for workmen during the period of such construction.