

must be approved by Grantor in accordance with the procedure set forth above. The foregoing covenants and restrictions shall likewise be applicable to any additional construction on said property and to any alterations or changes to any then existing buildings, structures and improvements on said property.

2. Violation or breach of any restriction herein contained shall give to Grantor the right to enter the premises upon or as to which said violation or breach exists and to summarily abate and remove at the expense of Grantee or the owner or occupant thereof, any structure, thing or condition that may be or exist thereon contrary to the intent and meaning of the provisions hereof, or to prosecute a proceeding at law or in equity against the person or persons who have violated or are attempting to violate any of the restrictions as contained herein, and to enjoin or prevent them from doing so or to cause said violation to be remedied or to recover damages for said violation. Any failure by Grantor to enforce any restriction herein contained shall in no event be deemed to be a waiver of the right to do so thereafter. All remedies provided for herein or at law or in equity shall be cumulative and not exclusive.

3. If any provision as herein set forth is declared to be invalid by any court, the invalidity of such restriction shall not affect the validity of the remaining restrictions hereof, and for the purposes hereof all restrictions as contained herein shall be deemed to be severable from the other without qualification.

RECORDED MAY 8 1981

at 12:10 P.M.

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