

5. The Association shall be responsible for the maintenance and repair of all sewer lines and manholes outside the units, specifically including the service laterals and main sewer lines in the private road known as Oakwood Drive. The residence owner shall be responsible for the sewer lines within the unit and the portion of the lines to the sewer clean out valve outside the unit.

6. The Association shall be responsible for the maintenance, repair and replacement of the mail boxes and mail box stands.

7. The Association shall be responsible for the maintenance and repair of the roads, curbs, parking areas, fences, retaining pond, lights, light poles, water lines and fire hydrants located in the common area.

8. The concrete porches at the front of the buildings and the concrete landings and wooden steps at the rear of the buildings are limited common elements. The concrete landings or wooden steps at the rear of a unit are reserved for the exclusive use of the residence owner of the adjoining unit.

9. The front concrete porches are reserved for the exclusive use of the residence owners of the units in said building. Each residence owner shall have exclusive use of one-half ( $\frac{1}{2}$ ) of the porch adjoining his unit.

10. The concrete front porches and concrete landings and wooden steps shall be kept in good clean condition by the residence owner for whom they are reserved.

11. No storage of motorcycles, bicycles, toys, grills, boxes or any other items shall be permitted on said porches, landings or wooden steps.

12. The walkways from the front porches to the parking area are general common areas and shall be kept free of motorcycles, bicycles, toys or any other items.

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