

## ARTICLE IV

Townhome Parcels

1. Use. Townhome Parcels shall be used for residential purposes only except that the Declarant may use any Townhome Parcels of which it is the Owner as sales or management offices, for model or display purposes or for rental upon such terms and conditions as Declarant in its sole discretion shall deem appropriate, all notwithstanding paragraph 3 hereinbelow.
  
2. Maintenance. Except as expressly provided in Article III, paragraph 2, the Owner shall be responsible for maintaining his Townhome Parcel and all improvements thereon. Said maintenance shall be to preserve Townhome Parcels and all improvements thereon in as good condition as when the Townhome Parcel was purchased, normal wear and tear excepted.
  
3. Restrictive Covenants. The following covenants and restrictions shall apply to the Townhome Parcels:
  - a. Hazard Insurance. Each Owner shall maintain hazard insurance for structures and improvements on the Owner's Townhome Parcel against loss or damage by hazards included within the term "extended coverage" in an amount equal to the full replacement value of said structures and improvements. If an Owner fails to maintain said insurance, the Association may, at its option and in addition to any other remedies available to it, obtain such insurance, pay the premiums and assess and enforce said amounts as Extraordinary Assessments pursuant to this Declaration and the Association Documents.
  
  - b. Leasing. No Townhome Parcel, except Townhome Parcels owned by Declarant, may be rented or leased except as a whole or for any period less than six (6) months. Any such leasing or renting shall be pursuant to a written lease expressly providing that any tenant rights are expressly subject to this Declaration and the Association By-Laws.
  
  - c. Improvements and Exterior Changes. Any proposed alteration, addition, change, improvement, removal, structure, wall, fence or the like that would change the appearance of any portion of a Townhome Parcel visible from the Association Property, from any public street or way, or