

and set back one foot from the patio wall lot line designated by the Architectural Committee. Exterior walls on patio homes which are parallel to the opposite property line of the patio home site must be set back at least three feet from such lot line. No exterior side wall shall have any window or view opening looking into or overlooking adjacent lots and shall not contain any access way or entry way into said adjacent lot.

Section 2. Maintenance of Patio Wall. The owner of the patio wall shall be responsible for the structural maintenance thereof and in this connection shall have an easement over the adjoining property to make any needed structural repairs or rebuild the wall if the same becomes necessary. Said owner shall repair any damage done to the adjoining lot owners property. The owner of the patio wall shall also be responsible for general routine repairs to the wall which faces the owner thereof. The adjacent lot owner shall be responsible for general routine repairs to the patio wall on the side of the wall facing the adjoining lot owner. The adjoining lot owner shall have a continuing exclusive easement which shall be an easement appurtenant and a covenant running with the land to use and enjoy the side of the wall facing the said adjoining lot owner. He may paint his side of the wall or otherwise decorate the same and enjoy the use thereof so long as the structural integrity of the wall is in no way impaired.

Section 3. Architectural Committee. No patio wall shall be constructed on any lot without first obtaining the written consent of the Architectural Committee which will determine the type of wall and its required height and length along the patio wall lot line. If the Architectural Committee determines that there have been substantial violations of this covenant or substantial encroachment as to placement of the patio wall, the Architectural Committee shall have the authority to require that the wall be taken down at owner's expense or in the alternative to levy a penalty and present the award to the adjoining property owner for the value of any land taken or damage done.

Section 4. Easement and Right of Entry for Repair, Maintenance, and Reconstruction. Every owner shall have an easement and right of entry upon the lot of any other owner to the extent reasonably necessary to perform repair, maintenance, or reconstruction of a patio wall. Such repair, maintenance, or reconstruction shall be done expeditiously, and, upon completion of the work, the owner shall restore the adjoining lot or lots to as near the same condition as that which prevailed prior to commencement of the work as is reasonably practicable.