

owner or lessee from making changes or improvements in his property so long as consistent with the other provisions of these covenants.

14. The restrictions, rights, conditions and covenants contained herein may be amended, changed or altered by a vote of the owners of eighty (80) per cent of the total areas of property covered hereby, excluding streets, sidewalks, driveways and parking areas. For purposes of this paragraph, a lessee of property covered by these provisions shall be deemed the owner thereof, if entitled to its use and enjoyment.

15. If any of the parties hereto or their heirs, successors, or assigns, or any other person or persons shall violate or attempt to violate any of the rights, restrictions, conditions or covenants herein contained, any of such parties, their heirs, successors or assigns, or any other person or persons owning or having an economic interest in real property herein covered shall have the right to prosecute any lawful proceedings at law or in equity against the person or persons violating or attempting to violate any restrictions, rights, conditions, or covenants, to prevent him or them from doing so or continuing to do so and/or to recover damages for such violation or attempted violation; that neither a delay in enforcement nor a failure to enforce any one or more of said rights, restrictions, conditions or covenants shall constitute a waiver of the right to do so thereafter as to the same or to any subsequent violation or attempted violation.

16. All provisions herein contained shall be severable, and invalidation of any one or more of them by judgment or court order shall in no wise affect any of the others, which other provisions shall remain in full force and effect.

17. The undersigned shall have the right to include in any contract, deed or lease hereafter made covering property owned by him any additional rights, restrictions, conditions or covenants which are not inconsistent with and which do not lower the standard of the rights, restrictions, conditions and covenants set forth herein.

18. The provisions of the foregoing paragraphs and this paragraph shall be construed as covenants running with the land and

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