

Architectural Committee may, in its discretion, from time to time require a uniform post office box or mail receptacle in accordance with such size and design as shall be required and provided by the Architectural Committee.

6. All residences must include a garage or carport.

7. Any residence constructed upon any lot must be completed on the exterior and the lot landscaped within twelve (12) months after the date footings are poured. A fine of One Hundred (\$100) Dollars for each month or portion thereof shall be imposed by Chaunessy Properties, Inc. when any house or landscaping remains incomplete after the expiration of the said twelve (12) months, and this fine is hereby levied against the said lot. Any fines so collected hereunder shall be donated to the Architectural Committee for the beautification of the subdivision; provided further, Chaunessy Properties, Inc. shall have the right to waive such fines in its sole discretion.

VIII.

COMMON AND RECREATIONAL AREAS

Notwithstanding provisions hereinabove set forth, the undersigned Developer reserves the right to set aside and designate, on any recorded plat of Chaunessy, areas designated as common areas along streets and roads for common beautification purposes and areas designated as recreational facilities for the benefit of the residents of Chaunessy, to be maintained for such purposes by the Developer and Homeowners Association, which areas as so designated on recorded plat shall be used for such purpose or purposes during the terms of these Restrictive Covenants and subject to the provisions hereof with reference to amendment, modification and term.

IX.

ROADS THROUGH LOTS

No lot or parcel of land shown on the recorded subdivision plat shall be used as a road, driveway or access to adjoining property or properties without

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