

conform to neutral colors in exterior construction appearance. A garbage compactor shall be maintained at all times in each residence.

(l) No automotive mechanical repairs shall be permitted on the Property.

(m) No newspapers, trash or accumulations thereof will be permitted within 20 feet of any residence. All deck and porch furniture shall be approved by the Board of Directors or its duly appointed Architectural Committee within regulations enacted by the same.

(n) Notwithstanding the foregoing provisions as to the duty of maintenance of lawns and plantings in the common area by The Association, each owner shall have the duty of watering when necessary any lawn or plantings within 20 feet of the exterior walls of his residence on The Property.

Section 3. Quiet Enjoyment. No obnoxious or offensive activity shall be carried on upon the property, nor shall anything be done which may be or may become a nuisance or annoyance to residents within the property.

ARTICLE XI.

EASEMENTS

Section 1. Walks, Drives, Parking Areas, and Utilities. All of the property, including lots and common areas, shall be subject to a perpetual non-exclusive easement or easements in favor of all owners of lots for their use and the use of their immediate families, guests, invitees, tenants or lessees for all proper and normal purposes and for ingress and egress in and to such easements for driveways, walkways, parking areas, water lines, sanitary sewers, storm drainage facilities, gas lines, telephone and electric power lines, television antenna lines, and other public utilities as shall be established prior to subjecting the property to this Declaration by the Declarant or its predecessors in title and for the use of the owners, their families, guests and tenants; and the Association shall have the power and authority to grant and to establish in, over, upon, and across the common area conveyed to it such further easements as are requisite for the convenient use and

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