

land or improvements devoted to dwelling use shall be exempt from said assessments. Owners of exempt property shall be responsible for maintaining the same and keeping it neat and clean.

ARTICLE VII.

GENERAL MAINTENANCE

Section 1. Association's Responsibility. Association shall be responsible for improving, maintaining, repairing and operating the common area and other property owned or maintained by the Association for the benefit of members of Association. It may care for vacant and untended land, if any, within the subdivision, removing grass and weeds therefrom and doing any other thing necessary or desirable in the opinion of the Directors of the Association for the general benefit of its members. To carry out these responsibilities, Association may hire such persons and pay such expenses and costs as it deems necessary and desirable.

Section 2. Easement. The agents or employees of Association are authorized to enter upon any lot or property in the subdivision at reasonable times, without damage to the lots or property, for the purpose of carrying out any of its responsibilities.

Section 3. Owners' Responsibilities. Owners of lots shall be responsible for providing exterior maintenance (as well as interior maintenance) upon their residences, including the staining and/or painting of the exterior of their residence, repair, replacement and care for roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks, decks, and all other exterior improvements. The owner shall also maintain all enclosed portions of his lot including fences, trees, shrubs, flowers, grass and other improvements in the fenced, walled or enclosed portions. HOWEVER, owner(s) shall not be responsible for maintaining the fences separating the owner's property from adjoining property or the fences in the front of owner(s) residence. Said fences shall be maintained by the Association. In the event owner(s) desires to change any exterior color or decoration in any manner, owner must first submit complete plans, specifications and designs to the Architectural Committee for approval. Owner may not proceed with any work concerning said changes until owner(s) receives written permission from the Architectural Committee. The decision of the Architectural Committee shall be final.

Section 4. Rights of Association. If, in the opinion of a majority of the Directors of Association any owner fails to properly maintain his residence or yard in a neat and orderly manner, or any part thereof, the Association shall have the right but not the duty to perform maintenance that the Board deems necessary and the cost of such maintenance or repairs shall be added to and become a part of the assessment to which such lot is subject.