

Section 10. Recreational Amenities. No recreational amenities of any type or description may be built, erected or placed on any lot in the Property without first obtaining the written consent and approval of the Architectural Committee in accordance with its requirements.

Section 11. Surface Water.

(a) Each lot owner and his contractor, subcontractor, and other agents shall take full responsibility for surface water run off which may adversely affect the adjacent property. Plans to control said run off must be submitted to the Architectural Committee along with other required plans. Notwithstanding any plans as may be submitted, the Architectural Committee may make additional reasonable requirements of lot owners to prevent or control excess run off during construction or thereafter. However, the responsibility for the surface water run off will be that of the lot owner and not that of the Architectural Committee.

(b) The Architectural Committee reserves the right to establish, locate and approve drainage easements on lots in the subdivision to control the run off of surface water. However, in no event shall any easement be established nearer than two feet to any foundation wall of any improvement on any lot in the subdivision.

Section 12. Setback Requirements. All residences shall have such setback line requirements as may appear on the recorded plat and/or as established by the Architectural Committee. All residences must be set back not less than five (5') feet from each side lot line on every lot in this subdivision.

Section 13. Recutting Lots. No lot shall be recut so as to face in any direction other than as is shown on the recorded plat nor shall it be recut so as to make any building site smaller than is provided for herein. This provision is not intended to prevent cutting off a small portion or portions of any lot for the purpose of conveying the same to an adjoining property owner or straightening a boundary line. However, the remaining portion of the lot must not violate the minimum size requirements of any zoning regulations.

ARTICLE IX.

WALL REQUIREMENTS FOR COURTYARD HOMES

Section 1. General Requirements. All residences located in this subdivision shall be courtyard homes (also known as patio homes, garden homes or zero lot line homes) approved by the Architectural Committee. Owners of courtyard home sites (lots) must locate the courtyard wall (as is hereinafter defined) on a line adjacent to and set back five feet from the lot line designated by the Architectural Committee as the "courtyard lot line". Exterior walls (opposite from the courtyard wall) on

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