

Committee. Pool houses and similar type accessory buildings may be allowed with approval by the Developer and when activated, the Architectural Control Committee. Excepted from this provision is the "Cabin Lot" and provisions for hangers, item 33 and 34.

(6) Each owner of a lot shall, at their own expense, repair the residence and accessory buildings keeping them in condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear.

(7) If all or any portion of a residence or structure is damaged or destroyed by fire, or other casualty, then the owner shall, with all due diligence, promptly rebuild, repair or reconstruct such residence or structure in a manner which substantially restores it to its condition immediately prior to the casualty. Alternatively, the lot owner shall completely raze the residence and seed the lot until such time as construction of a new residence commences.

(8) All utilities serving all houses built on said lots shall be served by underground utilities. No above ground poles and wires will be permitted on any of said platted lots, without the permission of the Developer or the Architectural Control Committee.

(9) No fence shall be allowed to exist past the rear line of the house without the approval of the Developer or the Architectural Control Committee. In no instance shall chain link fence be allowed past the front line of the house.

(10) When the construction of any building is once begun, work thereon shall be prosecuted diligently and must be completed within a reasonable time not to exceed twelve months from the day construction commences.

(11) No exposed concrete block structures or metal buildings shall be constructed on any lot unless covered with brick, wood, stucco, or other materials approved by the Developer or the Architectural Control Committee.

(12) As soon as construction of any house or other improvement has been completed, the owner of the lot shall clear and remove all stumps, logs, limbs and other debris from the lot unless burial of such material on the lot is approved by the Developer or the Architectural Control Committee.

(13) No exterior satellite dishes larger than 18" or other electronic transmission or receiving equipment shall be placed upon any lot without the prior approval of the Developer or the Architectural Control Committee.

(14) All propane tanks and other such tanks shall be either screened from the road and adjoining lots or buried.

(15) No weeds, garbage or refuse piles, junk cars, vehicles for sale, vehicles under repair, trash or other unsightly objects shall be allowed to be placed or suffered to remain on any part of any lot, including vacant building sites.

(16) No owner shall alter the rate or direction of water flow from any lot by impounding water, changing grade, blocking or re-directing swales, ditches, sub-surface pipes or drainage areas without express written approval of the Developer or Architectural Control Committee. Each owner acknowledges, by acceptance of a deed to any lot, that any and all such drainage or detention areas are for the benefit of the entire subdivision.

(17) Household pets, such as dogs and cats may be kept or maintained in reasonable numbers solely as pets for the pleasure and use of the occupants, but not for any commercial use or purpose. Kennels, pens or other facilities wherein such pets are kept shall be set back from property lines and adequately screened so as not to be a nuisance to the residents of abutting or adjacent building sites.