

i. Driveways/Parking: All driveways constructed on any Lot shall be paved with either asphalt, concrete, brick or rock. An Owner shall provide at least one parking space per automobile or other vehicle owned and regularly used at the Lot. On street parking is prohibited except for temporary, short gatherings.

j. Vehicles, Boats, Storage, Travel Trailers, etc: No vehicle without current inspection sticker shall be parked overnight on any lot except in an enclosed garage. A pleasure boat on its trailer may be parked and raw firewood, bicycles, motorcycles, or other items may be stored only on that part of any lot away from the street lying beyond the front line of the house so that it is not viewable from any street. No automobile, other vehicle(s), motorcycle(s) or other similar items shall be repaired or placed "on blocks" or stands except in an enclosed garage.

k. Clotheslines: Clotheslines shall be not more than six (6) feet in height from the ground and shall not be viewable from any street.

l. Fence Minimum Requirements: No fences over eight (8) feet in height shall be constructed on any lot. No fence shall be erected between any building and the street right of way over 4 feet in height. The term fence shall include but not be limited to, a wall, fence, landscaping, berm, or hedge which act as a fence or privacy or security inducing structure.

m. Building lines: No building shall be constructed, erected or placed nearer than forty (40) feet to the nearest edge of the right of way of any street or roadway, nearer than twenty (20) feet to any interior lot line, or twenty (20) feet nearer to any back lot line shown and delineated on the recorded plats of the Project area. It is provided, however, that eaves, steps, stoops, fireplace chaises, and open porches shall not be considered part of the building for the purposes of interpreting this paragraph.

9. Street Lighting Agreement: The Declarant and Association reserves the right to subject the real property to a contract with an electric utility company for the installation of underground electric cables and/or the installation of street lighting, either or both which may require an initial payment and/or a continuing monthly payment to an electric utility company or Association by the owner of Lot.

10. Restriction on Further Subdivision: No Lot which has been designated as such by Declarant by either recorded plat or by Supplemental Declaration shall be further subdivided or separated into smaller Lots less than one (1) acre. This restriction shall not apply, however, to the Declarant.

11. Easements:

a. Utility, Drainage and Access Easements: There is hereby reserved by the Declarant, its successors and assigns, the utility, drainage and ingress and egress access easements as shown on the recorded plats of the Parcels or included within the Supplemental Declarations pertaining to the Parcels. Said easements may be used for the purpose of