

Section 2. No Signs or Flags. No signs, posters, displays, billboards, or other advertising devices or flags of any kind, including (but not limited to) "for rent," "for sale," or "open" signs or flags, shall be displayed to the public view on any portion of the Lot or Building and/or the Common Properties without the written approval of the Committee. Notwithstanding the foregoing, Declarant, its agents, successors or assigns may advertise during the construction, sale and leasing period by use of such signs, flags and advertising devices as the Declarant may deem appropriate in Declarant's sole discretion and appropriate signage identifying the Property may be installed and maintained at the entrances to the Property.

Section 3. Parking and Vehicular Restrictions. Parking in the Property shall be restricted to garages within each Unit and the parking apron appurtenant to each Unit and in no other place, unless specifically designed for parking on the Plat or by the Board or Committee. Only four wheel passenger automobiles or passenger vans (with full-seating capacity and side windows installed) shall be placed or parked in the Property in public view, including (but not limited to) the parking apron appurtenant to each Unit. No trailers or habitable motor vehicles of any nature, motorcycles, service vehicles, trucks or "pick-ups" shall be kept, stored, or parked overnight on any part of the Property except wholly within an enclosed garage. No boats, on or off trailers, or boat trailers may be parked on any part of the Property except within an enclosed garage. No vehicles, including service vehicles, shall be permitted to park on streets overnight. The parking restrictions herein shall not apply to the temporary parking of trucks and commercial vehicles, such as for pick-up, delivery and other commercial services, nor shall same apply to Declarant, its contractors, subcontractors and employees during periods of construction of Units. In addition to the foregoing parking and vehicular restrictions, each Owner shall be subject to reasonable parking and vehicular restrictions adopted from time to time by the Association.

Section 4. Animal Restriction. Except as hereinafter expressly provided with respect to pets, no animals, livestock, reptiles or poultry of any kind shall be raised, bred or kept on the Property. Dogs, cats and other pets must be leashed while on the Property and may be walked only in the yard located within the Lot line of each Unit. Pets shall not be walked on the Common Properties unless the Board appropriates a portion of same for this purpose in the future. All owners of pets shall be responsible for and shall clean up any excrement from their pets. Except as may be otherwise required by law, pets shall be limited to either one (1) dog or two (2) cats, not exceeding twenty-five (25) pounds in weight. Notwithstanding the foregoing, Declarant may waive this provision in order to permit a nonconforming pet to be kept upon the Property if owned by an Owner at the time of acquisition of title to his Unit. However, once such nonconforming pet dies, it can only be replaced with an animal complying with the provisions hereof.

Section 5. Trash. No rubbish, trash, garbage or other waste material shall be kept or permitted on the Property except in containers located in appropriate areas or in plastic bags, and no odor shall be permitted to arise therefrom, so as to become offensive or detrimental to any other property in the vicinity thereof, or to its occupants. No clothing or household fabrics shall be hung, dried or aired, and no lumber, grass, shrub or tree clippings or plant waste, metals, bulk material or scrap or refuse or trash shall be kept, stored or allowed to accumulate on any portion of the Property except within an enclosed structure appropriately screened from view. Trash containers and plastic bags containing trash shall be permitted to be placed in the designated areas adjacent to each group of homes only on the scheduled day for trash removal, and same must be removed on that same day and placed on the Owner's Lot hidden from view from the Common Properties.

Section 6. Temporary Buildings; Further Parking Limitations. Except as otherwise expressly herein provided, no outbuilding, basement, tent, shack, shed, or other temporary building or improvements of any kind shall be placed upon any portion of the Property, either temporarily or permanently. No trailer, camper, motor home or recreation vehicle or boat shall be used as a residence, either temporarily or permanently. None of the foregoing shall be allowed to be parked in any guest parking space.

Section 7. Outside Installation. Except as may be otherwise required by law, no external radio antenna, television antenna or other antenna or satellite reception dish of any type shall be erected or

maintained on the Buildings or elsewhere on the Property. In the event a master antenna or antennae, or cable television antenna or antennae, is provided or made available for the use of Owners, Declarant may grant and hereby reserves easements for such purposes.

Section 8. Insurance Rates. Nothing shall be done or kept in the Buildings, Common Properties or Lots which will increase the rate of insurance of any property insured by the Association without the approval of the Board, nor shall anything be done or kept in the Buildings, Lots or on the Common Properties which would result in the cancellation of insurance on any property insured by the Association or which would be in violation of any law.

Section 9. Garages. Garages shall only be used for the storage of automobiles and other uses authorized by Section 3 hereof, and shall not be permanently enclosed or converted to other uses. Garage doors shall be kept in the closed position except when vehicles are entering or leaving.

Section 10. Sprinkler System. Time clocks shall be installed on all underground sprinkler systems and shall be operated at such times as the Board may determine in the Rules.

Section 11. Mailboxes. The design, size and type of mailbox shall be approved in advance by the Committee.

Section 12. Clothes Drying Area. No portion of any Lot shall be used as a drying or hanging area for laundry of any kind. All such facilities shall be provided within the Unit.

Section 13. Alarms. No Owner may install an audible security alarm without the prior written approval of the Association.

Section 14. Underground Wires. All electrical conduits and hook-ups shall be kept underground. No overhead wires, poles or overhead facilities of any kind for electrical, telephone or TV service will be permitted. Except as may be otherwise required by law, all antennae or aerials, if any, must be of the concealed type installed inside attic space.

Section 15. Tennis Courts. Tennis courts or other similar racquet sport courts shall not be permitted on any Lot.

Section 16. Common Properties Facilities. Nothing shall be added, altered, maintained or constructed in or removed by any Owner (other than Declarant) from the Common Properties except upon the written consent of the Association.

Section 17. Energy and Water Saving Devices. Units shall be constructed utilizing energy and water saving devices including energy saving refrigerators and motors and water saving closets.

Section 18. Residential Use Only. Lots in the Property shall be for "Residential Use" only (as hereinafter set forth). Except for those facilities related to construction, development, marketing, sales, management and rental activities which shall be permitted on Lots as hereinafter set forth, "Residential Use" shall mean the use for residential purposes of Dwelling Units and improvements such as (but not limited to) garages, drives, driveways, parking spaces, lawn areas, and other amenities appurtenant to Dwelling Units. No commercial or business occupations may be carried on in the Lots except for the construction, development, marketing, sale, management or rental of the Lots or portions thereof (including, but not limited to, Dwelling Units constructed thereon) and for direct accessory services to the Lots and Dwelling Units such as utilities, maintenance, and other such services. Inasmuch as Dwelling Units on the Property may be used only for residential purposes and a corporation or partnership cannot occupy a Dwelling Unit for such use, if the Owner or purchaser of a Dwelling