

edge of any street or avenue, and, as to Numbered Lots facing or abutting the Recreational Area, the same shall not be erected, placed or permitted to remain in the area of any Numbered Lot abutting the Recreational Area lying between the rear building restriction Setback Line as shown on the Plat and the boundary line of said Recreational Area. Hedges, fences and walls which extend not more than four (4) feet above the surface of the ground and which do not violate other provisions contained in these covenants may be erected, placed or allowed in any area not hereinabove expressly prohibited, provided that such a fence, hedge or wall is constructed of such materials, design and location as shall be approved by the Architectural Committee.

2.11 Used Structures. No used buildings or structures shall be placed or permitted to remain upon the Real Property.

2.12 Signs and Advertising. No sign or any character shall be displayed or placed upon any Numbered Lot, except "for rent" or "for sale" signs, which signs shall refer only to the particular premises on which displayed, shall not exceed four (4) square feet in size and shall not extend more than four feet above the surface of the ground, shall be fastened only to a stake in the ground and shall be limited to one sign to a Numbered Lot. The Architectural Committee may enter upon any Numbered Lot and summarily remove and destroy any signs which do not meet the provisions of this paragraph; provided, however, that the Developer, or any person designated by the Developer, may erect or maintain such commercial and display signs on such Numbered Lots, temporary dwellings, sales offices, model houses or other structures as Developer may deem advisable for development purposes.

2.13 Construction Delays. The construction of any residence or structure once commenced must be fully completed within one (1) year thereon unless rendered impossible as a direct result of strikes, fires, national emergencies or natural calamities. Any building or structure not so completed or upon which construction has ceased for a period of ninety (90) consecutive days, or any building or structure which has been totally or partially destroyed by fire or other casualty and not rebuilt within one year, are hereby declared nuisances which may be removed by the Developer or the Homeowners Association at the expense of the owner thereof, which expense shall be payable by such owner to the Developer and/or Homeowners Association on demand.

2.14 Paved Driveways. Prior to completion of construction of any residence on any Numbered Lot, the owner shall install at his expense a suitable paved driveway from the paved portion of the abutting street or avenue of a design, type of material and location approved by the Architectural Committee. All proposed driveways shall be specifically shown on a plot plan submitted to the Architectural Committee for approval.

2.15 Picnic Areas and Trash Burning. No picnic areas nor detached outbuildings shall be erected or permitted to remain on any Numbered Lot prior to the commencement of construction of a permanent residence thereon. No trash, rubbish, debris, waste material or other refuse shall be deposited or allowed to accumulate or remain on any part of any Numbered Lot after construction of a permanent residence thereon. No fires for the burning of trash,