

Section 10.05. Clotheslines, Garbage Cans, Etc. All equipment, garbage cans, service yards, woodpiles and storage piles shall be kept to the extent possible neat and concealed from view of neighboring units. No rubbish, trash and garbage shall be allowed to accumulate on any limited common element, except areas specifically designated for trash. No antenna shall be installed upon the roof of any building or any other common area without the approval of the Association, which approval shall include the right to specify method of installation.

Section 10.06. Use of Common Elements. Owners may plant small flowers and shrubs near their units subject to reasonable regulations as the Board of Directors of the Association may adopt. No other planting or gardening shall be done by owners, and no fences, hedges or walls shall be erected or maintained upon the Property except such as are approved by the Board of Directors or its designated committee. Except for the right of ingress and egress, the owners of units are hereby prohibited and restricted from using any of said Property outside of their respective units except as may be allowed by the Board of Directors or as expressly provided herein. It is expressly acknowledged and agreed by all owners that this paragraph is for the mutual benefit of all owners in the development and is necessary for the protection of said owners.

Section 10.07. Maintenance of Fixtures and Equipment. All fixtures and equipment installed within a unit, commencing at a point where the utility lines, pipes, wires, conduits or systems enter the exterior walls of a unit, shall be maintained and kept in repair by the owner thereof. An owner shall do nothing that will impair the structural soundness or integrity of any unit or impair any easement or hereditament, nor do any act nor allow any condition to exist which will adversely affect any units or their owners.

Section 10.08. Equal Treatment. Other than as expressly provided herein, no action shall at any time be taken by the Association or its Board of Directors which would favor any owner or owners over any other owner or owners.