

(7) The Architectural Committee is authorized by an unanimous vote of all its members to approve or ratify in the construction or alteration of any building minor violations of the Set Back, Location and Size of Improvements provisions of these restrictions if in the opinion of all the members of the Committee such shall be necessary to prevent undue hardship. The approval or ratification by the Committee in accordance with this paragraph shall be binding on all persons.

#### PROPERTY OWNERS ASSOCIATION

A Property Owners Association shall be formed wherein each lot shall have one vote. The Property Owners Association shall elect one representative whose purpose shall be to see that the service alley and parking area in front shall be kept in good repair and the landscaped area in front of the front set back line shall be maintained. Such elected representative shall have the right to asses each lot owner an equal amount to provide payment for such maintenance. The amount and method of assesment shall be determined by majority vote of the Association and shall be binding upon the lot owners.

#### MISCELLANEOUS

(1) No signs shall be permitted on any lots except that a single sign offering property for sale or for rent may be placed on any such lot providing such sign is not more than 24 inches wide and 18 inches high.

(2) Names or numbers painted on mail boxes and/or any other house numbers or designations shall be painted in a professional manner.

(3) The property within this subdivision is hereby declared to be a bird sanctuary and any hunting of wild birds is hereby prohibited.

(4) No mobile home, trailer, camper, or self-contained recreational vehicle of any kind shall be parked on any lot in the subdivision for a period of more than the time necessary to load or unload such vehicle and in no event shall such vehicle be allowed to remain on the lot more than 24 hours at any one time, except that lot owners who may own such vehicles may park them so the vehicles shall not be visable from the street and do not interfere with use of the service alley.

(5) After the foundation for a new construction is dug on any lot in the subdivision, the owner shall have the work carried on continuously and without unnecessary delay, and shall have 12 months from the time the foundation is dug in which to complete the residence, landscape the yards and plant shrubbery.

(6) The removal of any tree which is in excess of 18 inches in diameter (dbh) will require prior approval of the Architectural Committee.