

3.2 Trimmed Lines. The owner of the Real Property which adjoins or abuts the Recreational Area shall keep his property trimmed, cut and property maintained so as to present a pleasing appearance, and prevent erosion.

3.3 Rocks, Stones, Debris. No rocks or stones and no trash, garbage, sewage waste water, (other than surface water,) rubbish, debris, ashes or other refuse or debris shall be deposited on the Recreational Area or any stream located thereon.

3.4 Rights to Recreational Area. Except as permitted in Paragraph 3.2 above, the owner of any Real Property outside the Recreational Area shown on the Plat shall not acquire, and shall not have at any time, any rights, ownership, title, interest, easements or privileges of any kind into, over or with respect to the Recreational Area. In the event the owner of such Real Property or any other persons be permitted or allowed the rights to use any part of the Recreational Area either by acquiescence or express consent of the Developer, all such rights may be terminated and cancelled by the Developer at any time with or without cause or liability to anyone. All residents may use the Recreational Areas for the designated respective uses, ie. recreation.

3.5 Riparian Rights. No owner of Real Property contiguous to the stream shall have riparian rights with respect to such stream or the land thereunder or the water therein, or acquire title to any land by accretion or reliction. The Developer shall not be liable for damages to any owner of any Real Property fronting on the stream caused by erosion, washing or other action of the water of any stream.

3.6 Pollution. No Real Property shall be used in such a manner as would result in the pollution of any stream or waterway that flows through or adjacent to such Real Property either by discharge therein of refuse, sewage or other material or by any action or conduct which might tend to pollute the waters of any such stream or otherwise impair the ecological balance of the surrounding waters and land.

ARTICLE IV

APPROVAL OF PLANS AND SPECIFICATIONS

4.1 Executive Committee. For the purposes of insuring the development of the Real Property as an area with an aesthetic appearance, and except as excluded in Paragraph 4.4, no building, structure, fence, wall, utility area, driveway, swimming pool or other structural improvement, regardless of size or purpose whether attached to or detached from a main residence, located in the Residential Area shall be commenced, placed, erected or allowed to remain on any Numbered Lot, nor shall additions to, or exterior changes in, or alterations thereto be made unless building plans and specifications covering the same, showing the nature, kind, shape, height, size, materials, floor plans, exterior color schemes, location and orientation on the Real Property together

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