

1188-201

recreational facilities under the same conditions of lot owners in Section I Phase I. No other recreational amenities of any type or description may be built, erected or placed on any part of the property without first obtaining the written consent and approval of the Architectural Committee in accordance with its requirements.

Section 11. Surface Water. Each lot owner and his contractor, subcontractor, and other agents shall take full responsibility for surface water run off which may adversely affect the adjacent property.

Section 12. Setback Requirements. All residences shall have such setback line requirements as may appear on the recorded plat and/or established by the Architectural Committee.

Section 13. Recutting Lots. No lot shall be recut so as to face in any direction other than as is shown on the recorded plat nor shall it be recut so as to make any building site smaller than is provided for herein. This provision is not intended to prevent cutting off a small portion or portions of any lot for the purpose of conveying the same to an adjoining property owner or straightening a boundary line. However, the remaining portion of the lot must not violate the minimum size requirements of any zoning regulations.

ARTICLE X.

USE RESTRICTIONS

Section 1. Rules and Regulations. The Board of Directors of the Association shall have the power to formulate, publish, and enforce reasonable rules and regulations concerning the use and enjoyment of the yard space of each lot and the common area. Such rules and regulations, along with all policy resolutions and policy actions taken by the Board of Directors, shall be recorded in a Book of Resolutions, which shall be maintained in a place convenient to the owners and available to them for inspection during normal business hours.

Section 2. Use of Property. Each building, the residences therein, and the common area and facilities shall be for the

