

damage or destruction which shall not be repaired or reconstructed as provided for in Article VI, Section 6.04(c), whereupon the development will be terminated in the manner therein prescribed.

ARTICLE VIII

ARCHITECTURAL CONTROL

Section 8.01. Approval Required for Changes. No construction of any nature whatsoever shall be commenced or maintained upon any unit, planting area, storage area, or parking space used in connection therewith after the purchase of such unit from the Developer, its successors or assigns, nor shall any exterior addition to or change or alteration therein be made unless and until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures by the Board of Directors of the Association or by an architectural committee composed of three or more representatives appointed by the Board. Failure of the Board, or its designated committee, to approve or disapprove such plans and specifications within thirty (30) days after their being submitted to it shall be deemed to constitute approval.

ARTICLE IX

EXTERIOR MAINTENANCE

Section 9.01. Responsibility of Association. In addition to maintenance of the common elements, the Association shall provide exterior maintenance upon each unit, as follows: paint, repair, replace and care for roof surfaces (shingles), gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks and other exterior improvements. Such exterior maintenance shall not include glass surfaces and outside fixtures installed by an owner with the consent of the Association.

Section 9.02. Responsibility of Owner. In the event that the Board of Directors should determine that the need for maintenance or repairs by the Association as provided for in Section 9.01 is caused through the willful or negligent act of an owner, his family, guests or invitees and is not covered or

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