

nor shall any alteration, addition, changing, repairing, remodeling or adding to the exterior thereof be made until approved in writing by the Declarant. Prior to the commencement of any construction, excavation or other work, two (2) complete plans and specifications therefor, including front, side and rear elevations and floor plans for each floor and basement, and two (2) plot plans indicating and fixing the exact location of such structures or such altered structures on the lot with reference to all setback lines thereon shall be submitted to the Declarant for approval. The Declarant shall approve only those plans and specifications which shall meet the minimum standards required by any and all applicable building codes.

2. Approval of plans, specifications and location of buildings by the Declarant shall be endorsed on both said plans and specifications and one set shall forthwith be returned by the Declarant to the lot owner submitting the same.

3. The approval by the Declarant of any plans or specifications submitted for approval as herein specified shall not be deemed to be a waiver by the Declarant of the right to object to any of the features or elements embodied in such plans or specifications if and when the same features and elements are embodied in any subsequent plan and specifications submitted for approval for use on other lots.

4. After such plans and specifications and other data submitted have been approved by the Declarant, no building, fence, wall, retaining wall or other structure of any kind shall be erected, constructed, placed, altered or maintained upon said lot unless the same be erected, constructed or altered in conformity with the plans and specifications and plot plans theretofore approved by the Declarant. If any building, fence, wall, retaining wall, or other structure of any kind shall be erected, constructed, placed, altered or maintained upon said lot other than in accordance with the plans and specifications and plot plans theretofore approved by the Declarant, such erection, construction, placing, alteration or maintenance shall be deemed to have been undertaken without the approval of the Declarant ever having been obtained as required by this Declaration.

5. (a) After the expiration of one (1) year from the date of completion of any structure or alteration, such structure or alteration shall be deemed to comply

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