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the Association in performing its maintenance duties as to the townhouse, the remaining yard spaces, or the limited common area. No such maintenance by an owner shall reduce the assessment payable by him to the Association. If, in the opinion of the Association, any such owner fails to maintain his yard in a neat and orderly manner, the Association may revoke the owner's maintenance rights for a period not to exceed one year and the Association shall perform maintenance during the revocation period. The owner shall not plant any vegetation in front of his townhouse except with the prior written approval of the Association.

ARTICLE IX.

USE RESTRICTIONS

Section 1. Land Use and Building Type. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one single-family dwelling not to exceed three stories in height.

Section 2. Sales and Construction Facilities of Declarant. Notwithstanding any provision in Section 1, Declarant, its agents, employees and contractors shall be permitted to maintain during the period of construction and sale of the lots in the properties upon such portion of the properties as Declarant may choose, such facilities as may be reasonably required in the construction, sale of lots, including, but not limited to, a business office, storage area, construction yards, signs, model lots, sales office, construction office, parking area and lighting and temporary parking facilities for all prospective tenants or purchasers of Declarant.

Section 3. No Other Business. No other business activity of any kind shall be conducted in any lot or in the properties.

Section 4. Dwelling Specifications. No dwelling shall be permitted, costing less than \$20,000.00 based on current building costs and having a ground area of the main structure, exclusive of one-story open porches, of less than 950 square feet for a one-story dwelling nor less than 500 square feet per story for a dwelling of more than one story.

Section 5. Nuisance. No noxious or offensive activity shall be conducted upon any lot nor shall anything be done thereon which is or may become an annoyance or nuisance to the neighborhood.

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