

7.8 The owners of Lots 6 through 16 inclusive have direct access to the pond in view of the fact that portions of their lots border on it. In addition, all lot owners in Walden Pond Subdivision shall be entitled to access to the pond and adjoining common area by two access ways as follows:

1. Permanent access to the pond and common area is granted by an access way located between Lots 15 and 16 as more fully appears on said recorded plat. The Association is granted the right to construct and maintain a roadway on said easement running from Walden Court to the common area. Said roadway may be paved and vehicular traffic may use the same if approved by a majority of the members of the Homeowners Association.

2. A permanent access is granted by a 10 foot wide access way running between Lots 6 and 7 and also running along the rear of Lot 6 to the common area as is shown on the recorded plat. Said access way shall be for non-vehicular access only.

7.9 Various easements are reserved as are shown on the recorded plat of Walden Pond Subdivision. The 20 foot wide maintenance easements shall extend back from the perimeter or edge of the pond in order for the Association to keep said area beautified and properly maintained. Said 20 foot wide maintenance easement shall not be used as an access way by any lot owners or their invitees. No lot owner shall be permitted to erect a fence or other type barrier in the 20 foot wide maintenance easement area extending beyond the perimeter of the lake. Furthermore all fences erected beyond the 20 foot wide maintenance easement and all cutting of trees within the 20 foot wide maintenance easement must first secure the approval of the Architectural Committee whose decision in this matter shall be controlling. After construction in the subdivision has been completed, the Architectural Committee shall assign their rights to make decisions in these matters to the Board of Directors of the Association who shall at that time have the same rights as the Architectural Committee.

7.10 The directors of the Association may enact additional reasonable rules and regulations governing the use of the pond and common area by Association members. It may also restrict and/or suspend members of the Association from using said area if said members violate such rules and regulations. A majority of the members of the Association may authorize the construction and maintenance of modest improvements such as picnic areas and play areas to be located in the common area. However, no