

customers or clients at the Residence. Use of any Lot for commercial day care (child or adult) purposes is specifically prohibited. Nothing herein shall restrict the Developer or others authorized by the Developer from erecting and using temporary buildings or any Residence for office, model, sales or storage purposes during the period of construction of Improvements and sale of Lots within the Neighborhood.

8.1.2 Leasing. No Residence or Lot or any portion thereof may be leased for a period of less than six months. All leases shall be in writing and shall provide that the lease be subject to the terms of these Restrictions and the rules and regulations of the Association, and shall also provide that any failure by the lessee to comply with such terms shall be default under the lease. An Owner who leases his Lot to another party shall be responsible for assuring compliance by the tenant with all of the provisions of this Declaration, the Association's Articles of Incorporation and Bylaws and the rules and regulations adopted by the Association, all as amended and supplemented from time to time, and such Owner shall be jointly and severally responsible with the tenant for any violation by the tenant.

8.1.3 Maintenance. Each Owner shall properly maintain his Lot and the Residence thereon in good condition and repair and in a neat, clean, orderly and attractive condition at all times. Trees, shrubs and lawns shall be maintained in good condition and attractive appearance at all times. Lawn grass shall be uniformly mowed and shall not be permitted to reach a height of more than four inches. Each Owner shall properly water, maintain and replace all trees and landscaping on the Owner's Lot and adjacent public rights-of-way.

8.1.4 Utility and Drainage Easements. Within the easements reserved in the Neighborhood for the installation and maintenance of utilities and drainage facilities, no grading, planting, structure or other material shall be placed or maintained which may interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels. Easement areas on Lots, and all Improvements thereon, shall be maintained continuously by the Lot Owners, except for those improvements for which a public authority or utility company is responsible.

8.1.5 Alteration of Common Facilities. No Owner shall improve, destroy or otherwise alter any Common Facilities without prior written consent of the Association.

8.1.6 Flagpoles, Doghouses, Yard Ornaments, Lawn Furniture, Recreational and Play Structures. No freestanding flagpole, doghouse, sculpture, fountain or other yard ornament, permanent lawn furniture or recreational or play structures may be installed, placed or maintained on the exterior of any building or on any Lot without the prior written approval of the Design Review Committee. (Outdoor furniture placed on decks or patios is exempt from approval requirements.) Except where specifically authorized in writing by the Design Review Committee, all outside doghouses or recreational or play structures (other than basketball goals) shall be located behind the back building line of the house. Outside doghouses shall have materials and colors that are compatible with the Residence.