

FOR REGISTRATION  
Willie L. Covington  
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DECLARATION  
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APRILJ



COUNTY OF DURHAM )

STATE OF NORTH CAROLINA )

Return to  
JLA2, LLC  
5310 NC Hwy 55 Ste 101  
Durham NC 27713

**DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
HOPE VALLEY RIDGE SUBDIVISION**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Declaration") is made this 19th day of August, 2015 by JLA 2, LLC, a North Carolina Limited Liability Company (hereinafter referred to as "Declarant").

**STATEMENT OF PURPOSE**

Declarant is the owner of certain property in Durham County, North Carolina, which is more particularly described on the map recorded in Plat Book 195 at Page 71 and 72 in the Office of the Register of Deeds of Durham County, North Carolina (the "Map"), reference to which is hereby made. Declarant desires to create thereon an exclusive residential community of single-family and town home residences to be named HOPE VALLEY RIDGE SUBDIVISION.

Declarant desires to ensure the attractiveness of HOPE VALLEY RIDGE SUBDIVISION and to prevent any future impairment thereof, to prevent nuisances, to preserve, protect and enhance the values and amenities of all properties within HOPE VALLEY RIDGE SUBDIVISION and to provide for the maintenance and upkeep of all common elements in HOPE VALLEY RIDGE SUBDIVISION. To this end the Declarant desires to subject the real property described herein to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof.

Declarant further desires to create an organization to which will be delegated and assigned the powers of owning, maintaining and administering the common elements in HOPE VALLEY RIDGE SUBDIVISION, administering and enforcing the covenants and restrictions contained herein, and collecting and disbursing the assessments and charges hereinafter created in order to efficiently preserve, protect and enhance the values and amenities

in HOPE VALLEY RIDGE SUBDIVISION, to ensure the residents' enjoyment of the specific rights, privileges and easements in the common amenities, and to provide for the maintenance and upkeep of the common amenities.

To that end the Declarant has or will case to be incorporated under North Carolina law, HOPE VALLEY RIDGE OWNERS' ASSOCIATION, INC., as a nonprofit corporation for the purpose of exercising and performing the aforesaid functions.

NOW, THEREFORE, Declarant, by this Declaration of Covenants, Conditions and Restriction, does declare that all of the property described herein is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restriction, easements, charges and liens set forth in this Declaration which shall run with the real property and be binding on all parties owning any right, title or interest in said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

## ARTICLE I

### DEFINITIONS

Section 1. "Association" shall mean and refer to HOPE VALLEY RIDGE OWNERS' ASSOCIATION, INC., a North Carolina nonprofit corporation, its successors and assigns.

Section 2. "Common Elements" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the Owners. The common elements to be owned by the Association at the time of the conveyance of the first Lot is all of the area labeled as "Common Elements" on the Map and on any maps of any additions to the Property; it will also include any retention or detention pond and any area designated as Open Area as shown on any map.

Section 3. "Declarant" shall mean and refer to JLA 2, LLC, its successors and assigns, and also shall mean and refer to any person, firm or corporation which shall also be designated as a "Declarant" by JLA 2, LLC, hereafter when such designee becomes vested with title to two or more undeveloped Lots for the purpose of causing dwellings to be constructed thereon, and any such successor in title to JLA 2, LLC, shall be a Declarant during such period of time as said party is vested with title to two or more Lots (whether undeveloped or developed and un conveyed), but no longer. Said designated as a Declarant shall automatically terminate if such party no longer owns at least two (2) Lots. Eastwood Homes of Raleigh, LLC shall be a Declarant pursuant to JLA 2, LLC's designation once it purchases two lots. Notwithstanding the preceding, JLA 2, LLC reserves the right to revoke Eastwood Homes of Raleigh, LLC's designation as a Declarant in the event of default of the sales contract between the two parties including but not limited to failure to purchase Lots according to the takedown schedule

Section 4. "Development" shall mean and refer to HOPE VALLEY RIDGE SUBDIVISION, a single-family and town home residential development proposed to be developed on the Properties by the Declarant.

Section 5. “Lot” shall mean and refer to any plot of land, with delineated boundary lines, appearing on the Map with the exception of the common elements and public roads and streets. Each Lot shall be designated and referred to as a class “S” Lot for the single family homes or a class “T” Lot for the town homes.

Section 6. “Map” shall mean and refer to the map of the Property as recorded in Plat Book 195 at Page 71 and 72 in the Office of the Register of Deeds of Durham County, North Carolina, and the maps of any additions to the Property which may be recorded by Declarant in the Office of the Register of Deeds of Durham County, North Carolina, hereafter.

Section 7. “Member” shall mean and refer to every person or entity who holds membership in the Association.

Section 8. “Owner” shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot, including the Declarant if it owns any Lots, and including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 9. “Property” or “Properties” shall mean and refer to the “Existing Property” as described in Article II, Section 1, and additional real estate dedicated in additional Phases as described in Section 1 and Section 2 in Article II hereof, and such other property as may hereafter be made subject to this Declaration and brought within the jurisdiction of the Association.

## ARTICLE II

### **PROPERTY SUBJECT TO THIS DECLARATION AND WITHIN THE JURISDICTION OF THE HOPE VALLEY RIDGE SUBDIVISION, LLC. OWNERS ASSOCIATION, INC.**

Section 1. Existing Property. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration, and within the jurisdiction of the Association, is located in Durham County, North Carolina, and is that certain property shown on the Map recorded in Plat Book 195 at Page 71 and 72 in the Office of the Register of Deeds of Durham County, North Carolina (the “Existing Property”).

#### Section 2. Additional Properties

- (a) Additional property (the Additional Property”) near the Existing Property or any additions to the Existing Property (including any property located within the boundaries of those certain tracts more particularly described in Exhibit attached hereto and incorporated herein by reference), may be brought within the scheme of this Declaration in one or more additional Phases and within the jurisdiction of the Association in future stages of development, without

the consent of the Association of its members, provided that such annexations occur within fifteen (15) years after the date of the filing of this instrument. Declarant shall not be obliged to subject any Additional Property to this Declaration.

- (b) The additions authorized under subsection (a) above shall be made by filing Supplementary Declarations of Covenants, Conditions and Restrictions with respect to the Additional Properties in the Office of the Register of Deeds of Durham County, North Carolina, which shall extend the scheme of this Declaration and the jurisdiction of the Association to such Properties and thereby subject such additions to the benefits, agreements, restrictions and obligations set forth herein, including, but not limited to, assessments as herein determined. At the time of the filing of each Supplementary Declaration, there shall be recorded in the Office of the Register of Deeds of Durham County, North Carolina, a Map or Maps which show the boundary line of each Lot annexed pursuant to such Supplementary Declaration and which delineates all Common Elements annexed pursuant to such Supplementary Declaration.
- (c) The obligation for Owners of Lots in any portion of the Additional Properties to pay the assessments described in Article IV hereof shall commence as to such Lots on the date established in Article IV, Section 7. The Owners of such Lots shall have the same voting rights as the Owners of Lots in the Existing Property, and such voting rights shall commence as of the date of the filing of a Supplementary Declaration as described in Section 2(b) of the Article II.

### ARTICLE III

#### MEMBERSHIP, VOTING RIGHTS AND CONTROL OF THE ASSOCIATION

Section 1. Membership. Every Owner of a Lot shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

Section 2. Availability of Documents. The Association shall maintain current copies of the Declaration, the Bylaws and other rules concerning the Development as well as its own books, records and financial statements available for inspection by all Owners, mortgagees and insurers and guarantors of mortgages that are secured by Lots. All such documents shall be available upon reasonable notice and during normal business hours. In addition, any mortgages may, at its own expense, have an audited statement prepared with respect to the finances of the Association.

Section 3. Maintenance. Certain features that are owned by the Association and that are deemed common amenities, being of benefit to all Lots, shall be maintained exclusively by the

Association. Said common amenities, if any, shall include, without limitation, sidewalks; common walks; any entry monument; irrigation system and equipment; Common Elements landscaping; street lighting; wet detention ponds as directed by the governmental office having jurisdiction for watershed protection; the wastewater collection and disposal system and any street or road prior to its acceptance for public use by any governmental body. The common open space within the development may be kept in its natural state or periodically manicured and maintained as determined by the board of directors or the Association. The Association shall not be responsible for the maintenance of any Lots or the Improvements within the boundaries thereof. The Owner shall be responsible for same.

Section 4. Reserve Fund. The Association shall establish and maintain an adequate reserve fund for the periodic maintenance, repair, and replacement of all common amenities which the Association is obligated to maintain. Such reserve fund shall be maintained out of the annual assessments or special assessments described in Article IV hereof.

Section 5. Voting Rights and Classes of Lots. The voting rights of the Membership shall be appurtenant to the ownership of Lots. There shall be three classes of Lots with respect to voting rights:

(a) Class S Lots. Class S Lots shall be all single family Lots as shown on the Plat except Class T Lots as defined below. Each Class "S" Lot shall entitle the Owner(s) of said Lot to one (1) vote. When more than one person owns an interest (other than a leasehold or security interest) in any Lot, all such persons shall be Members and the voting rights appurtenant to said Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Class S Lot.

(b) Class T Lots. Class T Lots shall be all town home Lots as shown on the Plat except Class S Lots defined above. Each Class T Lot shall entitle the Owner(s) of said Lots to one (1) vote. When more than one person owns an interest (other than a leasehold or security interest) in any such Lot, all such persons shall be Members and the voting rights appurtenant to said Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Class T Lot.

(c) Class D Lots. Class D Lots shall be all Lots owned by Declarant which have not been conveyed to purchasers who are not affiliated with the Declarant. The Declarant shall be entitled to five (5) votes for each Class D Lot owned by it. The Class D Lots shall be converted to Class S Lots and Class T lots (as the case may be depending on whether such Lots is a single family or town home Lot) on the happening of either of the following events, whichever occurs earlier: (i) when the total votes outstanding in the Class S Lots and Class T Lots together equals the total votes outstanding in the Class D Lots, or (ii) on December 31, 2025.

Section 6. Amendment. Notwithstanding the provisions of Section 5 above, so long as the Declarant owns at least 25% of all Lots, the Declarant may amend the Bylaws without a vote from the membership, in Declarants sole discretion.

Section 7. Board of Directors. The Association shall be governed by a Board of Directors in accordance with the Bylaws.

#### ARTICLE IV

#### COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation for Assessment. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association annual assessments or charges, damage assessments, and special assessments for capital improvements, established and collected as hereinafter provided. Any such assessment or charges, together with interest, costs, reasonable attorneys' fees and any other administrative costs or fees, shall be a charge and a continuing lien upon the Lot against which each such assessment or charge is made. Each such assessment or charge, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the Owner of such Lot at the time when the assessment fell due. The personal obligation for delinquent assessments or charges shall not pass to an Owner's successors in title unless expressly assumed by them. Notwithstanding anything contained in this Declaration, no Class S Lot shall be subject to assessments for the exterior maintenance of residences on Class T Lots or for any other obligations of the Association that benefit only Class T lots. Notwithstanding anything contained in this Declaration, any Declarant shall only be subject to one quarter (1/4) of the annual assessment obligation until the closing of any of its homes to a third party purchaser, whereupon the third party purchaser, now Owner, shall be responsible for full dues and assessments as further outlined herein. Such reduction in annual assessment of Declarant's Lots shall expire three years after the recording of this Declaration.

Section 2. Purpose of Annual Assessments. The annual assessments leveled by the Association shall be uses as follows:

- (a) to maintain any landscaping within the boundaries of the Common Element;
- (b) to keep the common elements clean and free from debris and to maintain same in a clean and orderly condition;
- (c) to pay all ad valorem taxes against the common elements and any other property owned by the Association;
- (d) to maintain any entrance sign, landscaping and lighting fixtures at the entrance to the Property within the sign, fence and landscape easement area shown on any Map;

- (e) to restore any common elements improvements in the event of destruction or damage;
- (f) to pay the premiums on all hazard and liability insurance carried by the Association;
- (g) to pay all legal accounting, and other professional fees incurred by the Association in carrying out its duties set forth herein or in the Bylaws;
- (h) to pay all costs for repair and/or maintenance of any permanent wet detention pond; which will include but not be limited to the cost of repairs, replacements and additions, and the cost of labor, equipment, materials, management, and supervision for such repairs, replacements, and additions;
- (i) to pay all costs and assessment for public and private improvements made to or for the benefit of the common elements;
- (j) to pay all costs associated with the maintenance of all property owned or maintained by the Association;
- (k) to maintain a contingency in order to fund unanticipated expenses of the Association;
- (l) to pay any other reasonable costs or expenses designated by the Board from time to time;
- (m) to maintain and repair any street or road prior to its acceptance for maintenance for public use by any governmental body;
- (n) to take any further such acts as authorized in the North Carolina Planned Community Act, §47F-1-101 et seq.,

Section 3. Maximum Annual Assessment. Until January 1 of the calendar year following the conveyance of the first Lot by the Declarant to another Owner, the maximum annual assessment of each Class S Lot shall be \$1,500.00, and the maximum annual assessment for each Class T Lot shall be \$3,500.00 (the "Maximum Annual Assessment")

- (a) The Maximum Annual Assessments established above may be Increased, effective January 1 of each calendar year following the conveyance of the first Lot by the Declarant to another Owner, without a vote of the membership, by an amount not to exceed 15% of the maximum annual assessment of the previous year. If the annual assessment is not increased by the maximum amount permitted under the terms of this provision, the difference between any actual increase which is made and the maximum

increase permitted for that year shall be computed and the assessment may be increased by that amount in a future year by action of the Board of Directors without a vote of the membership, in addition to the maximum increase permitted under the terms of the preceding sentence.

- (b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, said Maximum Annual Assessments may be increased without limitation by a vote of the members entitled to cast at least 2/3 of the votes of the association, who are voting, in person or by proxy, at a meeting duly called for this purpose; provided, however, during any period of Declarant control, Declarant must also consent to such action.
- (c) The Board of Directors may fix the annual assessments at amounts not in excess of the Maximum Annual Assessment. If the Board of Directors shall levy less than the Maximum Annual Assessment for any calendar year and thereafter; during such calendar year, determine that the important and essential functions of the Association cannot be funded by such lesser assessment, the Board may, by majority vote, levy a Supplemental Assessment. In no event shall the sum of the initial and Supplemental Assessments for that Year exceed the applicable Maximum Annual Assessment.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of any Common Elements, including improvements, fixtures, and personal property related thereto, provided that any such assessment requires the same assent of the Members as provided in Section 3 (b) of this Article. However, any special assessment related to Class T Lots only shall be paid entirely by Class T members.

Section 5. Assessment Rate. Both annual and special assessments must be fixed at a uniform rate for all Lots within each of the two classes of residential properties in the Development (Class S and Class T, respectively). As provided in the Bylaws of the Association, the Board may be divided into two (2) Committees, one for each of the two classes of residential Lots (Class S and Class T Lots). Each Committee shall establish the budget and assessment rate for its respective Class of Lots. The Board shall establish a total budget, based on such respective committee budgets, which shall also include the costs of maintaining the common elements such as the entrance sign and landscaping and any wet detention pond.

Section 6. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all Members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At such meeting, the presence of Members or of proxies entitled to cast twenty percent (20%) of all the votes of each Class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called



subject to the same notice requirement. No subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to the Lots in a Phase on the first day of the first month after the recording of an amendment to the Declaration incorporating the Lots in that Phase. Until such time as a Lot upon which a house is constructed is conveyed to the first Owner, the assessment rate for that Lot for any Declarant shall be 25% of the normal rate, for a period of three (3) years from the recording of this Declaration and shall be paid by the Owner of that Lot. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance. In no event shall a mortgagee of a Lot be required to collect any unpaid assessments owned by the Owner of such Lot.

Section 8. Damage Assessment. In the event the Association finds that an Owner has damaged any of the Common Elements, the Association may levy an assessment on such Owner's Lot for the purpose of paying for the cost of any construction, reconstruction, repair or replacement of any damaged component of the common elements, including any sidewalks and street lighting fixtures serving the Development, and the amount of said assessment shall be a lien with respect to said Lot, enforceable as provided in Section 10 herein.

Section 9. Working Capital Assessment. In addition to the assessments authorized above, at the time of the first conveyance of a Lot upon which a residence has been constructed, the first occupant thereof shall pay to the Association an amount equal to two-twelfths ( $2/12$ ths) of the then current annual assessment established by the Association. Such funds shall be used by the Association to establish a Working Capital Fund, the purpose of which is to insure that the Association will have sufficient monies available to meet its operational needs. No such payments made into the Working Capital fund shall be considered advance or current payment of regular assessments. All monies paid into the Working Capital Fund shall be held and administered by the Association in accordance with the terms of the Declaration and the Bylaws.

Section 10. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the lesser of (i) eighteen percent (18%) per annum, or (ii) the then current maximum rate of interest allowed by law of the State of North Carolina. In addition to such interest charge, the delinquent Owner shall also pay such late charge as may have been therefore established by the Board of Directors of the Association to defray the costs arising because of late payment. The Association may bring an action at law against the delinquent Owner or foreclose the lien against the Lot, and interest, late payment charges, costs and reasonable

attorneys' fees of such action or foreclosure shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by not using the common elements or abandoning his Lot. Failure to pay an assessment when due on a particular Lot shall not constitute an event of default under any mortgage or deed of trust encumbering such Lot.

Section 11. Subordination of the Lien to Mortgages. The Lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage or deed of trust on a Lot or any mortgage or deed of trust to the Declarant. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure, or any proceeding in lien thereof, shall extinguish the lien of such assessment as to payments which became due prior to such sale of transfer; provided, however, that the Board of Directors may, in its sole discretion, determine such unpaid assessments to be an annual or a special assessment, as applicable, collectable pro rata from all Owners, including the foreclosure sale purchaser. Such pro rata portions are payable by all Owners notwithstanding the fact that such pro rata portions may cause the annual assessment to be in excess of the maximum permitted under Section 3. No sale or transfer shall relieve the purchaser of such Lot from liability for any assessments thereafter becoming due, but the lien provided for herein shall continue to be subordinate to the lien of any mortgage or deed of trust as above provided.

## ARTICLE V

### ARCHITECTURAL CONTROL

Section 1. Architectural Committee. Except for improvements made upon the Properties, or any Lot, by any Declarant, or except as otherwise provided under this Declaration, no building, fence, wall or other structure or improvement shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, material and location of the same shall have been submitted to and approved in writing as to harmony or external design and location in relation to surrounding structures and topography by the Architectural Committee. For purposes of this Article V, the Declarant shall function as the Architectural Committee (the "Committee") so long as Declarant is a Class D Member of the Association and does not surrender its right of architectural control. After the termination of the Declarants right to be the Committee, the Board of Directors of the Association shall appoint the members of the Committee to carry out the functions set forth in this Article. In the event the Committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

Section 2. Definitions. For purposes of this Article V, the following terms shall have the following meanings unless the context clearly requires a different meaning:

- (a) "accessory building" means every detached garage, carport, tool shed, storage or utility building, detached guest quarters, detached servants'

quarters or other similar building constructed on a lot or incidental thereto which is not a dwelling:

- (b) "buildings" means accessory buildings and dwellings:
- (c) "dwelling" means a building constructed for single family residential use but excluding detached servants' quarters and guest quarters; and
- (d) "improvements" or "structures" mean buildings, walls, fences, decks, patios, planters, statuary, terraces, swimming pools, tennis courts or anything else constructed or placed on a Lot.

Section 3. General Guidelines. The placement and construction of improvements on the Lots shall be subject to the following general requirements:

- (a) Since the establishment of standard inflexible building setback lines for the location of dwellings on Lots tends to force construction of dwellings both directly behind and directly to the side of other dwellings with detrimental effects on privacy, preservation of important trees, and other concerns, no specific setback lines are established by these covenants except as shown on the Map, which comply with the regulations and guidelines of the applicable governmental authorities. In order to assure, however, that location of dwellings will be staggered where practical and appropriate, so that the maximum amount of view will be available to each dwelling, and that all structures will be located with regard to the topography of each individual Lot, taking into consideration the elevation contours of the Lot, the location of large trees and fields and similar considerations, the Declarants reserves unto itself, its successors and assigns, the right to control absolutely and solely to decide the precise site and location of any structure, improvement, dwelling, building, and accessory building upon all Lots and every Lot within the subdivision; provided, however, that such location shall be determined only after reasonable opportunity is afforded the Owner to recommend a specific site, and in any event, all buildings shall be constructed beyond the minimum setback lines established on the Map.
- (b) All storage areas and facilities must be screened and hidden from view.
- (c) Unless specifically otherwise approved in writing by the Committee, all structures constructed or placed on any Lot shall be built of substantially new materials and no used structures shall be relocated or placed on any such Lot.
- (d) All structures approved by the Committee must be completed within one (1) year after the receipt of such approval; provided, however, the Committee may waive this requirement if construction delays have been caused by

strikes, war, fire, acts of God or other events which render the completion of construction within such time impossible.

- (e) All driveways, turning areas and parking areas shall be paved and must be completed prior to the occupancy of any dwelling on the Lot. If any driveway is to cross a drainage ditch, the Owner will be required to install, at his own expense, all necessary culverts and coverings prior to the commencement of any other construction on the Lot. The installation of the culvert and any covering must be approved by the Committee and by any local, state or other governing agency or authority.
- (f) The Committee shall have the right to approve or disapprove the design and construction of all mailboxes.
- (g) The Committee shall have the right to approve decorative statues, birdbaths, fountains, ornaments, figurines, or any other decorative fixture in the front or side yard.

Section 4. Approval of Plans, Specifications, and Construction. In addition to the requirements imposed by all applicable governmental agencies governing the issuance of building permits and certificates of occupancy, no structure shall be erected on any Lot without the approval of the Committee as provided in this Section.

- (a) Prior to commencing any construction or reconstruction on a lot, the Owner thereof shall submit to the Committee one set of all building plans and specifications (the "Plans") covering such construction which have been prepared by a qualified registered architect or reviewed, approved and sealed by a registered architect for the specific use of the Owner submitting the same. The Plans shall contain the following: (i) foundation plans, (ii) elevation drawings of all exterior walls, (iii) roof plan, (iv) plot plan showing location and orientation of all structures proposed to be built on the Lot, (v) the square footage of the proposed structures on a floor-by-floor basis, (vi) a list and description of all proposed building materials, and (vii) the location of any driveway, and, where the driveway is to cross a drainage ditch adjacent to any roadway, the installation of the culvert and covering to be used under the proposed driveway.
- (b) The Committee shall have the absolute and exclusive right to refuse to approve the proposed Plans. In passing upon such Plans, the Committee may take into consideration in the suitability and desirability of the proposed construction and the proposed materials for the Lot involved, the harmony of the external design with the natural features, the existing structures of the surrounding neighborhood, and the appearance of such proposed improvements as viewed from neighboring Lots. Refusal to approve the proposed Plans may be based by the Committee on any grounds, including purely aesthetic considerations. If the Committee approves the construction of such improvements, it shall issue a letter evidencing such approval. No alterations in the

external appearances of any structure shall be made without approval by the Committee as provided herein; provided, however, that no approval by the Committee granted hereunder shall constitute or be construed as approval by Declarant or any other person of the structural stability or quality of any structure.

(c) Upon completion of approved construction, the Committee shall inspect the construction to ensure that the approved Plans were complied with by the Owner. If the construction is approved by the Committee and the Owner so requests, the Committee will issue to the Owner a letter of compliance. The letter of compliance shall be issued by the Committee without fee; provided, however, that in the event that the Committee's first inspection of the construction reveals deviations or deficiencies from the approved Plans, the Committee may charge a fee of \$50 for every subsequent inspection which is necessary to ensure compliance with the approved Plans. Any such fee must be paid before the issuance of the compliance letter.

(d) Notwithstanding the foregoing, the Declarant shall not be subject to the provisions set forth in this Article V, Section 4.

## ARTICLE VI

### EXTERIOR MAINTENANCE AND PARTY WALLS (Class T Lots Only)

Section 1. Exterior Maintenance. In addition to maintenance of the common elements, the Association shall provide exterior maintenance upon each Class T Lot which is subject to assessment hereunder, as follows: paint and/or stain the exterior of the townhouses, repair, replace and care for roofs (excluding the structural roof system of each unit), exterior building surfaces, trees and shrubs (excluding those planed by an Owner), grass, walks, mailboxes, and other exterior improvements. Such exterior maintenance shall not include glass surfaces. Further, the Owner of any Class T Lot may, at his election, plant flowers in the front and rear beds. If any, established by Declarant in developing the Lot, provided that such maintenance by the Owner does not hinder the Association in performing its maintenance of the exterior of the house and the remaining yard spaces. No such maintenance by a Lot Owner shall reduce the assessment payable by him to the Association. The Owner shall not plant any vegetation in the front yard except with the prior written approval of the Association. If an Owner shall erect a fence that encloses a portion of his Lot, the Association shall not be liable for a repair or maintenance within the fenced-in area or for the fence structure.

Any assessment(s) for the exterior maintenance of the Class T Lots shall be paid by the Class T Lot owners only. (As a matter of information to future Members of the Association, the Declarant wishes to make it known that due to differing amounts of exposure to the elements and other factors, some dwellings may require more maintenance than others. It is in the best interest of the entire Association that all units be properly maintained and the Association shall be required to provide such maintenance provided for herein and make a uniform charge without regard to the actual cost of maintenance of each dwelling.)

In the event that the need for maintenance or repair is caused through the willful or negligent act to the Owner, his family, guest, or invites, the cost of such maintenance or repairs shall be added to and become a part of the assessment to which such Lot is subject. The Association is hereby granted an easement right of access to go upon any Lot for performance of repairs or maintenance, the responsibility of which is the Association's hereunder.

Section 2. Party Walls.

(a) General Rules of Law to Apply. Each wall which is built as a part of the original construction of the homes upon the Properties and placed on the dividing line between the Class T Lots shall constitute a party wall, and, to the extent and inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to the negligence or willful acts or omissions shall apply thereto. No alterations may be made to any party wall other than alterations to the interior surfaces.

(b) Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

(c) Destruction by Fire or Other Casualty. If a party wall is destroyed and damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

(d) Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

(e) Right to Contribution Runs With Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

(f) Arbitration. In the event of any dispute arising concerning a party wall or under the provisions of this Article, the Declarant, in its sole discretion, shall make the final determination(s) whose decision controls.

**ARTICLE VII**

**INTENTIONALLY DELETED**

**ARTICLE VIII**

## USE RESTRICTIONS

Section 1. Subdivision of Lots. No Lot shall be subdivided by sale or otherwise so as to reduce the total Lot area shown on the Map, except by and with the written consent of the Declarant and provided same is also permitted under applicable governmental regulation and private restrictions affecting said Lot.

Section 2. Right of First Refusal Respecting Unimproved Lots. Before any unimproved Lot may be sold or resold to any person, firm or corporation by any Owner thereof, except Declarant or its successors, the Owner of such Lot first shall offer in writing to sell the Lot to Declarant, or its successors, at a price and on terms designated by said Owner. If Declarant, or its successors, does not accept or reject in writing said offer of sale within seven (7) days of its receipt of the same, then the Owner of such Lot shall have the right to sell the lot to any third party; provided, however, the sale of said Lot to such third party shall be at a price and on the terms and conditions not less favorable to said Owner than the offer made to Declarant.

Section 3. Transfer to Declarant. In the event that Declarant exercises the right of first refusal pursuant to Section 2 of this Article, the closing of the conveyance of such Lot shall occur within sixty (60) days after receipt by the Owner of written notice from Declarant that it elects to exercise its right of first refusal with respect to such Lot. At the closing, Declarant shall make such payments in cash, by a promissory note, or otherwise to the Owner as described in the third-party offer. Owner shall deliver to Declarant a general warranty deed conveying the Lot free and clear of all exceptions except as may be set forth in the written offer and subject to this Declaration. In the event the closing occurs after the death of an Owner, Declarant may, in its discretion, require the personal representative of the Owner to post such bonds or other assurances as the Declarant may deem reasonable in order to protect Declarant from any loss which might be caused by the failure to pay any federal or state inheritance tax or the failure to pay the claims of any creditors who may have a lien on the Lot superior to Declarant rights as a purchaser of said Lot.

Section 4. Reserved Easements. The Declarant reserves for itself, its successors and assigns, a permanent easement in and the right any time in the future to grant a permanent right-of-way over, under and along an area uniformly ten (10) feet in width along the rear and five (5) feet in width along the side lines of each Lot for the installation and maintenance of poles, lines, conduits, pipes and other equipment necessary of useful for furnishing electrical power, gas, water, sewer, telephone service and other utilities, as well as within those areas shown as easements on the Map. Within such areas, no structures, planting, fences or other material shall be placed or permitted to remain which may damage or interfere with the installation or maintenance of utilities or which may obstruct or retard the flow of water through drainage channels in such areas. The area of each Lot containing the easement and all improvements thereon shall be maintained continuously by the Owner of the Lot except for those improvements for which a public authority or utility company is responsible. In the event that any Lot is subdivided pursuant to Section 1 hereof, an easement uniformly ten (10) feet in width shall exist both along the rear and five (5) feet in width along the side lines of the Lot both as shown on the Map and along the rear and side lines as exist upon the Lot as so subdivided;

