

management or storm drainage easements exist must keep such area free of debris so as not to impede drainage. The Owner or Resident shall comply with all laws, ordinances and regulations pertaining to health, safety and pollution, and shall provide for storage and removal of trash and rubbish from his premises.

Each Owner understands that his property line extends only to the edge of the sidewalk that is closest to the Dwelling Unit on the Lot. The grass area between the sidewalk and the curb of the road (the "Grass Strip") is not owned by the Owner. Nevertheless, each Owner and Resident is responsible for maintaining the Grass Strip, such maintenance to include seeding, weeding, watering and mowing of the Grass Strip. If the Grass Strip is not maintained properly consistent with good property management, the Association may enforce the obligation in accordance with Section 6.14 of this Declaration.

6.14 Enforcement of Maintenance.

The Covenants Committee, or its agent, during normal business hours, shall have the right (after ten (10) days' notice to the Owner or Resident of any Lot involved, setting forth the maintenance action to be taken, and if at the end of such time reasonable steps to accomplish such action have not been taken by the Owner or Resident) to do any and all maintenance work reasonably necessary in the opinion of the Covenants Committee, to keep such Lot, whether unimproved, improved or vacant, in neat and good order, such cost and expense to be paid to the Covenants Committee on behalf of the Association, upon demand and if not paid within thirty (30) days thereof, then to become a lien upon the Lot affected to the extent permitted by law. The Covenants Committee, or its agent, shall further have the right (upon like notice and conditions) to cause to have cut, trimmed or pruned, at the expense of the Owner or Resident, any grass, Grass Strip, hedge, tree or any other planting that, in the opinion of the Covenants Committee, by reasons of its location on the Lot, or the height to or the manner in which it is permitted to grow, is in violation of this Declaration, detrimental to the adjoining Lots or contrary to the rules and regulations of the Covenants Committee. The lien provided under this Section shall have the same priority and shall be enforced in the same manner as a lien for a Special Assessment. Nothing contained herein shall prohibit the Covenants Committee and/or the Board of Directors from filing a lawsuit to collect such a charge.

6.15 Maintenance During Construction.

During construction it shall be the responsibility of each Owner to ensure that construction sites are kept free of unsightly accumulation of rubbish and scrap materials, and that construction materials, trailers, shacks and the like are kept in a neat and orderly manner. No burning of any trash and no accumulation or storage of litter or trash of any kind shall be permitted on any Lot.

6.16 Miscellaneous.

Without prior review of the Covenants Committee and approval by the Board of Directors: