

and orderly condition, free of brush, vines, weeds and debris. The grass thereon shall be cut and mowed at sufficient intervals to prevent creation of a nuisance or fire hazard.

4. Landscape Completion and Standards. The entire front yard, including up to the edge of the hard surface of the street fronting any lot, shall be landscaped in accordance with the provisions of this section. The landscaping shall be installed prior to occupancy or within 120 days after the first framing inspection, whichever shall occur first. If inclement weather conditions prevent the timely installation of said landscaping improvements, the lot owner must make application to the ACC for an extension of time until weather conditions sufficiently improve. For corner lots, the "front yard" shall mean the frontage on both streets, such that both street frontages and yards must be landscaped. "Front Yard" shall be defined as the lot area extending from the front property line back to a line measured parallel with the front property line which would coincide with the front wall of the main dwelling on the lot, exclusive of any garage projections.

The front yard landscaping will include all of the adjacent public/private street right-of-way along the lot frontage out to the edge of the hard surface of the public/private street. Each lot owner shall be responsible for installing and maintaining the landscaping within the adjacent right-of-way.

At least 50 percent (50%) of every front lot shall be maintained as lawn area unless otherwise approved by the ACC.

Within 120 days after occupancy, all corner lots with visible backyard areas from adjacent street right-of-ways shall have landscaping completed on the entire lot area unless otherwise approved by the ACC.

Within 120 days after occupancy, all other rear yards not otherwise landscaped must be seeded in lawn.

5. Parking. Unless fully enclosed within an approved structure (by the ACC) upon a lot, no recreational vehicle, commercial vehicle, construction or like equipment, trailers (Utility, boat, camping, horse or otherwise), or disabled vehicles shall be allowed to be parked or stored on any lot except as expressly provided and approved by the Association. No vehicles or trailers may be parked on any street or roadway except on a temporary basis subject to such rules and regulation as may be adopted by the

Declaration of Covenants,
Conditions and Restrictions

19