

salities of the subdivision. The Committee shall consult with qualified professionals including government, academic and other knowledgeable consultants and any non-profit entity holding conservation or preservation area ownership or easements to assure the enduring effectiveness of the Committee's procedures.

ARTICLE VI - USE RESTRICTIONS

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The subdivision shall be occupied and the lots within the subdivision shall be used as follows:

Section 1. The Association shall upon acceptance of the Lake and Conservation Areas maintain the improvements or landscaping thereon, together, further, with the properties, facilities or amenities that may be owned, required, or built by the Association, protect streams, lakes and water supplies, maintain and enhance the conservation of natural and scenic resources, promote the conservation of natural and scenic resources, promote the conservation of soils, fish, wildlife and migratory birds, afford and enhance recreation opportunities and preserve historical sites, erect wildlife feeding stations, plant small patches of cover and food crops for quail, turkeys, deer, and other wildlife, make access trails or paths through common properties for the purpose of permitting observation and study of wildlife, hiking and riding, erect buildings and other facilities for all types of recreation, erect small signs throughout the common property designating points of particular interest and attraction, and take such other steps as are reasonable, necessary and proper to further the aims and purposes of the common property, plant trees or other vegetation on all common property, protect from erosion the common property by planting trees, plants and shrubs where and to the extent necessary or by such mechanical means as bulkheading or other means deemed expedient or necessary by said Association, replace vegetation on a lot or conservation area or common property when vegetation has been removed or damaged in violation of these covenants and assess fines on vandals it determines to be responsible for such removal or damage, provide and insure adequate drainage ways, canals, and access roads; cut fire breaks and cut and remove dead or damaged trees; promote public safety and prevention of cruelty to animals; grant easements where necessary for utilities, cable television and sewer and drainage facilities over or under the roadway area. All lot owners shall maintain their lots and assist in Association maintenance programs to further the effectiveness of all conservation programs herein. The Oak Woodlands Property Owners Association, through the Conservation Committee and the Board, shall assign specific patrol and monitoring duties to members of the maintenance and operating staff to observe all natural preservation areas including the gopher tortoise preservation/conservation areas, gum swamp preservation/conservation areas, conservation trail easement areas, pond, stream area easements and other areas along stream area easements. The Oak Woodlands Property Owners Association shall provide a neighborhood community watch with appropriate staff and law enforcement telephone numbers to report promptly all instances of vandalism, poaching or mischief affecting the environmentally sensitive areas of Oak Woodlands. The maintenance staff shall be directed to preserve all evidence and to assist appropriate law enforcement agencies in prosecuting any offenders.