

building for parking of a resident's personal motor vehicles or storage building for personal equipment or tools, or a barn or pet shelter placed in a lawful manner.

Section 13. Those lots so designated on Agreement for Deed or Deed shall be restricted in perpetuity to frame or masonry single-family, fully site-built structures only and no factory-constructed or mobil home shall be placed thereon.

Section 14. No mobil or modular home or residential structure shall be placed on any lot which is less than 720 square feet of enclosed space of more than 5 years old as established by authentic title prior to placement on any lot provided that minimum dwelling sizes may be increased if so specified in writing by Declarant prior to sale of lots in areas so designated.

Section 15. No business, trade or commercial activity shall be conducted on any residential site.

Section 16. No sign of any kind shall be displayed to the public view on any lot except one (1) sign of not more than four (4) square feet advertising the property for sale or rent.

Section 17. No swine or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets, horses or livestock may be kept under leash or in secure enclosure and under owners direct control at all times, provided that they are not kept, bred or maintained for any commercial purpose or in numbers constituting a nuisance or damaging area water quality or wildlife habitat or movement. No dog or other domestic animal shall be permitted to enter the Conservation or preservation areas or to damage native wildlife or their movements. Any animal creating a nuisance or annoyance in the neighborhood or in conservation or preservation areas shall constitute a nuisance and shall result in the Association taking whatever action is appropriate to remove such nuisance.

Section 18. No noxious or offensive activity shall be carried on upon any building site, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or tend to damage or destroy either private or public property.

Section 19. There shall be no on street parking whatsoever of any vehicles including, but not limited to, boats, motor homes, automobiles or trailers, unless such parking is necessary under unusual circumstances, such as a large party or reception.

Section 20. All personal property kept on a lot shall be either kept and maintained in a proper storage facility or shall be stored at the rear of the house. However, nowhere on the property shall this provision be construed to permit junk cars, old appliances or the like being kept anywhere on the property, including in the front, on the side or to the rear of the property. Any personal property, if it is to be stored on the lot, is to be stored in a completely enclosed structure or at the rear of the house in a neat and orderly condition. Among other remedies and after thirty (30) days' notice to owner, the Association may come upon the lot to remove property being stored in violation of this provision, all at the expense of the owner, which shall constitute a lien against said property. An automobile or other vehicle shall be considered a "junk car" under this provision if it is immobile for a period of sixty (60) days or longer or does not have a current license tag.