

pursuant to Article VIII of this Declaration. The Association shall be entitled to a lien against the Lot in an amount equal to one hundred ten percent (110%) of the cost to complete landscaping on such Lot and Limited Common Area, which sum may be collected as provided in Article VII hereof.

Section 10.13 Mailboxes. No mailbox of paper box or other receptacles of any kind for use in the delivery of mail or newspapers shall be erected or located on any lot unless and until the size, location, design and type of material for said boxes or receptacles has been approved by the ARB. The approved standard mailbox design for individual mail delivery is attached as Exhibit " F" . Cluster mailboxes supplied by the U.S. Postal Service may be used in the delivery of mail upon approval of the ARB.

Section 10.14 Signs. No sign of any kind shall be displayed to the public view on any Lot except as may be approved as to size and design and in accordance with criteria established by the Association; provided however, directional signage to be used during the construction of homes within the Property shall be solely subject to the approval of the Developer.

Section 10.15 Fences. Fences. There shall be no fence, wall, hedge, structure of planting or other obstruction to vision between height of two and one-half ($2\frac{1}{2}$) feet and twelve (12) feet above street level shall be erected, placed or maintained within the triangular area formed by the intersecting street lines and straight line joining the street lines at points which are thirty (30) feet distant from the point of intersection measured along the street lines. No fence, wall or other barrier shall be constructed across, on, or over any easements located on the lot. No fencing shall be installed on the Front portion of any Lot. Fences must be constructed in such a manner, as to not to impede the natural flow of water. Lot owners desiring to install a fence, must submit to the Developer and subsequently the ARB a site plan depicting the location of the placement fence, type of fence and materials used to construct the fence. No fence, wall or other barrier shall be constructed upon any Lot or any other portion of the Property without the prior consent of the Developer and/or the ARB.

Section 10.16 Nuisances. Nothing shall be done or maintained on any Lot which may be or become an annoyance or nuisance to any party. Any activity on a Lot which interferes with television, cable or radio reception on another Lot shall be deemed a nuisance and a prohibited activity. If a dispute or question arises as to what may be or become a nuisance, the issue shall be submitted to the Association's Board of Directors, whose decision shall be dispositive of such dispute or question. No immoral, improper, or unlawful use shall be made of any portion of the Property and all valid laws, zoning ordinances and regulations of governmental agencies having jurisdiction thereof shall be complied with.