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be located in front and on the sides of the residences to be constructed on the Lot, at the time of residence construction.

Section 10.12 Landscaping. Landscaping shall be installed on each Lot as stated hereafter.

10.12.1 Landscaping for each lot must be installed and maintained by the resident of each Lot. Maximum utilization of existing trees and shrubs, and natural landscaping techniques shall be encouraged. Sodding will be required in the front yard of all lots. Grass seeding and/or sod will be required in the rear yard of the lot to ensure proper stabilization of the lot. It shall be the responsibility of the lot owner to ensure that the lot is stabilized with sod and/or grass seed to prevent washouts. If washouts occur due to non-stabilization, it will be the Lot Owners responsibility to repair and re-grade the lot in accordance with the approved engineering plans. The Owner of any lake parcel must ensure the stabilization and maintenance of the embankment or shoreline vegetation as part of its landscape maintenance, to prevent erosion or washouts. If the Owner of any lake parcel fails to maintain the embankment or shoreline, and washouts or erosion occur the Association shall have the right, but no obligation, to enter upon any such lake parcel to perform such maintenance work in accordance with the approved engineering plans, which may be reasonably required, all at the expense of the Owner of such lake parcel pursuant to the provisions of Article of this Declaration Obligations. The Association may file a lien against the Property Owner for the amount of the corrective action and any and all fees required to perform such work. As set forth in the architectural criteria established pursuant to Article VI hereof to All Lots and appurtenant Limited Common Areas that are not landscaped or left in a natural wooded state shall be grassed to the paved roadway and/or lake's edge where such Lot abuts a roadway and/or lake. Lot Owner will be responsible for any and all city landscaping ordinances. The silt fence is to remain in place, surrounding the drainage areas and wetlands until construction of home and stabilized lots are complete, including grass or landscaped.

The above requirements are in compliance with the St. Johns River Water Management District.

10.12.2 Subsequent to approval by the Developer of landscaping plans submitted pursuant to Section 10.12.1 above, the Owner shall be obligated to complete the landscaping of his Lot and Limited Common Area in accordance with such plans and Section 10.12.1 above, within thirty (30) days following the issuance of a Certificate of Occupancy or similar final approval for the residence constructed on the Lot by the Building Department of Baker County, Florida, or other governmental authority having jurisdiction. In the event the landscaping is not completed as provided herein, the Association shall have the right to enter the Lot and complete said landscaping in accordance with the approved plans, in the same manner as exterior maintenance may be performed by the Association