

Maintenance, and Reconstruction. Every owner shall have an easement and right of entry upon the lot of any other owner to the extent reasonably necessary to perform repair, maintenance, or reconstruction of a party wall. Such repair, maintenance, or reconstruction shall be done expeditiously, and, upon completion of the work the owner shall restore the adjoining lot or lots to as near the same condition as that which prevailed prior to commencement of the work as is reasonably practicable.

(12) Maintenance Easements. The Homeowners Association and its agents shall have necessary easements to enter the subject premises to conduct inspections and repairs to the premises as may be necessary from time to time.

(13) The property is subject to drainage and utility easements as shown on the subdivision plat recorded in Plat Book 7-X at Page 39.

(14) Lots 5-A and 5-B are subject to the following Restrictive Covenants:

Each lot and unit thereon is hereby restricted to residential use by the owners thereof, their immediate families, guests and invitees. No owner shall permit use of the same for transient, hotel or commercial purposes.

In order to provide for a congenial occupation of the property and to provide for the protection of the value of the units, the use of the property shall be restricted to, and be used in accordance with, the following provisions:

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