

## ARTICLE VIII

### GENERAL COVENANTS AND RESTRICTIONS

**Section 8.1 Advertising and Signs.** Except for signs erected by or with the permission of the Sponsor in connection with the initial development, lease or sale of Lots or Units, no additional sign or other advertising device of any nature shall be placed for display to the public view on any Lot or Unit or other portion of Property including rights-of-way (including temporary signs advertising property for sale or rent). This section shall not be amended or modified without the written consent of Sponsor, so long as Sponsor holds title to any Lot, Unit or other portion of the Property or Additional Property.

**Section 8.2 Dwelling in Other Than Residential Units.** No temporary building, trailer, basement, tent, shack, barn, outbuilding, garage, or building in the course of construction or other temporary structure shall be erected or transported onto any portion of the Property except with the consent of the Board of Directors. This restriction shall not apply to the Sponsor during the course of construction.

**Section 8.3 Residential Use Only.** Except as provided herein, the Property shall be used only for residential purposes and purposes incidental and accessory thereto except

that, prior to transfer of title by the Sponsor to all of the Property, the Sponsor may use one or more Lots or other portions of the Property for model homes and/or real estate office.

Owners may lease or rent a unit provided the term of the lease is not less than twelve (12) months.

In addition:

(i) No fences or walls (other than invisible underground fencing for pets), other than those installed by Sponsor during construction, shall be permitted anywhere within or on the Property. No fence shall be erected on any lot or portion of the Property without the prior written consent of Sponsor as long as either shall continue to own a Lot, and thereafter the consent of the Association shall be required.

(ii) No mobile homes, recreational vehicles, boats, jet skis or unregistered vehicles shall be parked on the streets or in driveways for a period in excess of 24 hours.