

Section 21. Driveways and Entrance to Garage. All driveways and entrances to garages shall be concrete, asphalt or a paved substance approved in writing by the Architectural Control Committee and of a uniform quality.

Section 22. Garages. Each dwelling must have a garage of sufficient size to house at least two (2) passenger automobiles. All garages must be substantial and conform architecturally to the dwelling to which they relate. When garages are not in use, garage doors shall be closed. Garages shall be used only for parking motor vehicles, hobbies and storing Owner's household goods.

#### ARTICLE VII

##### EASEMENTS

Lots subjected to this Declaration shall be subject to:

(a) Those easements, if any, shown as set forth on the Plat thereof; and

(b) Easements over, under, across and through the landscape easement area as shown on the plat or survey of each lot for the erection, installation, construction, and maintenance of such signs and plantings as the holder of this easement may deem appropriate. Within these easements, no Structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of the easements.

The appearance of any easement area on a Lot and all improvements in or on it (other than signs and landscaping installed pursuant to the above Wall and Planter Easement) shall be

maintained continuously by the Owner of the Lot. Each Owner is responsible for damage to or destruction of the easement area and all improvements on it caused directly or approximately by the acts or omissions of such Owner and any guests, invitees, residents or other persons occupying or present upon said Lot.

To extent that any land or improvement which constitutes part of the Property, now or hereafter supports or contributes to the support of any land or improvement constituting another part of the Property, the aforesaid land or improvement, or both land and improvement is hereby burdened with an easement for support for the benefit of the Property or Lot as the case may be. The easement for support shall be an easement appurtenant and run with the land at law.

ARTICLE VIII

GENERAL PROVISIONS

Section 1. Enforcement. Each Lot Owner shall comply strictly with the covenants, conditions, restrictions and easements set forth in this Declaration. In the event of a violation or breach, or threatened violation or breach, of any of the same, the Declarant, the Architectural Control Committee, the Association or any aggrieved Lot Owner, jointly and severally, shall have the right to proceed at law or in equity for the recovery of damages, or for injunctive relief, or both. If any Owner or the Association is the prevailing party in any litigation (at both trial and appellate levels) involving this Declaration, then that party also