

FAIRWAY PINES AT PHEASANT RUN SUBDIVISION NO. 1 DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS AND RESTRICTIONS ("this Declaration") made this 25th day of January, 1993, by FAIRWAY PINES LIMITED PARTNERSHIP, a Michigan limited partnership (the "Declarant"), having its principal office at 2025 West Long Lake Road, Suite 104, Troy, Michigan 48098.

WITNESSETH:

The following is a recital of the facts and objectives underlying this Declaration:

(A) Declarant and the other parties, if any, executing this Declaration are the owners in fee simple absolute of certain real property (the "Subdivision") situated in the charter Township of Canton (the "Township"), Wayne County, Michigan. The Subdivision is more particularly described on Exhibit "A" attached hereto.

(B) The Subdivision consists of (i) three hundred twenty-three (123) lots (the "Lots"), each of which is to be used for the construction and occupancy of one (1) detached single-family residence and permitted related improvements, in each case, subject to (a) the provisions of this Declaration; (b) the provisions of the Declaration of Reciprocal Roadway Easement dated March 8, 1993 (the "Reciprocal Roadway Easement"), recorded in Liber 26390, Page 818, Wayne County Records; (c) the Notice and Affidavit of Planned Development District, dated March 8, 1993, recorded in Liber 26390, Page 800, Wayne County Records; (d) the Agreement for Maintenance of Irrigation System and Storm Drainage Facilities dated 07/20/1993 (the "Storm Drainage Agreement"), recorded in Liber 26786, Page 807, Wayne County Records; (e) easements and rights-of-way, and other matters, of record; and (f) applicable statutes and ordinances, and rules and regulations, of the Township, the County of Wayne, and the State of Michigan; (ii) private parks (the "Common Areas"), for the benefit of the Subdivision, and intended for the use, in common of (a) the Owners of each Lot (the "Owners"); (b) the Occupants; and (c) the Permittees; (iii) private roadways (the "Roadways"), for the benefit of the Subdivision, and intended for the use, in common, of (a) the Owners; (b) the Occupants; and (c) the Permittees, for vehicular and pedestrian ingress, egress, travel and passage (including, without limitation, travel by golf cart within the designated Golf Cart Crossing areas), to and from each Lot, and to and from adjacent public streets and golf course facilities, and for aesthetic purposes in connection with the Lots (the "Permitted Purposes"); and (iv) Outlet "A". The Roadways will not be under the jurisdiction of the County of Wayne, State of Michigan ("Wayne County"), and, accordingly, will not be maintained, repaired or replaced by Wayne County. Outlet "A" shall not be subject to this Declaration and is exempt herefrom.

(C) Sections of the Subdivision, including, without limitation, the Roadways within such sections, will be traversed by, or be adjacent to, a golf course (the "Golf Course"), including, without limitation, the golf cart paths appurtenant thereto, to be developed, owned and operated by (or under) the Township, and to be known as "Pheasant Run".

The Golf Course and the Golf Cart Crossings (defined below) are not a part of The Subdivision.

(D) Declarant desires to subject the Subdivision to the covenants, restrictions, conditions, easements, charges and liens hereinafter set forth (i) to insure the development of the Subdivision as a desirable residential community; (ii) to prevent the construction, installation, placement or maintenance of any undesirable use, improvement or thing within the Subdivision; (iii) to promote internal harmony within the Subdivision; (iv) to provide for the perpetual preservation and maintenance of the Common Areas and Roadways within the Subdivision in a manner consistent with high environmental, aesthetic and residential standards; and (v) to provide for the payment by the Owners of all of the costs and expenses in regard to the administration, operation, maintenance, repair and replacement of the Common Areas and Roadways, as described in this Declaration and the Reciprocal Roadway Easement. The Roadways are private, and as a result will not be repaired, replaced or maintained by the Wayne County Road Commission.

(E) The areas occupied by the Roadways (the "Roadway Areas") are named, and are particularly described in the Reciprocal Roadway Easement.

(F) The Roadway Areas are (or may be) subject to additional easements and licenses (the "Underlying Roadway Easements"), granted, or to be granted, by Declarant, or the Association, in favor of the Township, and others, for service and emergency purposes of every kind and description, for utility systems serving the Subdivision (the "Common Utility Systems"), including, without limitation, sanitary sewage disposal, water supply, storm drainage outlet, domestic electric, natural gas, telephone and cable television facilities and purposes, and for separate connections to such Common Utility Systems for the benefit of each Lot.

(G) Declarant deems it desirable to create an entity (the "Association") to own the Common Areas and Roadways, and to which shall be delegated and assigned certain powers and duties hereunder, including, without limitation (i) the administration, operation, maintenance, repair and replacement of the several elements comprising the Common Areas; (ii) the administration, operation, maintenance, repair and replacement of the several elements comprising the Roadways, including, without limitation (a) the paved driving surface within the Roadways (the "Wearing Surface", which reference includes the related curbs and gutters); (b) the landscaped and planted areas within the Roadways (the "Landscaped Areas", which reference includes any irrigation system serving such areas); (c) the entrance monuments, decorative walls and gates, and other architectural features within, or adjacent to, the Roadways (the "Entrance Monuments"); (d) the street and other lighting facilities within the Roadways (the "Lighting Facilities"); (e) the traffic control and other signage within the Roadways (the "Signs"); and (f) the golf cart crossing areas within the Roadways (the "Golf Cart Crossings"), which reference includes the decorative designated crossing area within the Wearing Surface, the appurtenant signage, including, without limitation, decorative mandatory stop signs and speed bumps on either side of each such designated crossing area, and the

landscaping of the golf cart paths on either side of each such crossing, the full width of such crossing, to the depth of the adjacent Lots; (iii) the enforcement of the covenants, restrictions, conditions, easements, charges and liens set forth in this Declaration; (iv) the collection and disbursement of the assessments and charges described in this Declaration; (v) the promotion of the health, safety and welfare of the residents of the Subdivision; (vi) the enforcement of the Reciprocal Roadway Easement; and (vii) the enforcement of the Underlying Roadway Easements.

(H) Declarant has caused the Association to be organized as a nonprofit corporation (with mandatory assessment powers), for a perpetual term, under the laws of the State of Michigan, for the purpose of exercising the powers, duties and functions of the Association set forth in this Declaration (either directly, or through a management agent and/or maintenance contractors engaged by the Association, or through a "Master" association in which the Association is a constituent member).

(I) Declarant may at some future time plat additional subdivisions of land in the Northeast 1/4 of Section 21 of the Township and subject the lots and any Common Area so platted to the covenants, restrictions, conditions, easements, charges and liens set forth herein by amendments made to this Declaration.

NOW, THEREFORE, Declarant hereby declares that the Subdivision, including each Lot, Common Area and Roadway in the Subdivision/ but exempting therefrom Outlot "A", shall be held, transferred, sold, conveyed, leased, used and occupied subject to the following covenants, restrictions, conditions, easements, charges and liens, each of which is for the benefit of, and shall run with and bind, each Lot, Common Area and Roadway, and each Person having any right, title or interest in any Lot, Common Area and Roadway, including, without limitation, each Owner and Occupant, and/or the heirs, personal representatives, successors and/or assigns of any such Person.

ARTICLE I - Defined Terms

As used in this Declaration with initial capital letters, the following terms shall have the meaning ascribed thereto:

"Association" shall mean and refer to the Fairway Pines at Pheasant Run Subdivision Association, a Michigan nonprofit corporation, whose principal office is presently located at 2025 West Long Lake Road, Suite 104, Troy, Michigan 48098, and any successor thereto.

"Committee" shall mean and refer to the Architectural Control Committee established under the provisions of this Declaration, or the Association, as the context may require.

"Common Areas" shall mean and refer to a) those areas of land denoted as "Private Parks" on the recorded Plat of the Subdivision; b) those additional park or common areas located within any subdivision(s) which are in the future annexed in accordance with Article IX, Section 4 of this Declaration; and c) all such additional park or common areas which may be located contiguous to either the Subdivision or any such future annexed subdivisions and which may be conveyed by the Declarant to the Association; together with any and all landscaping and other improvements now or hereafter located thereon, including, without limitation, any storm drainage collection, retention and/or outlet facilities located thereon. The Common Areas are intended to be (i) owned by the Association, and (ii) devoted to the common use and enjoyment of the residents in the Subdivision.

"Declarant" shall mean and refer to Fairway Pines Limited Partnership, a Michigan limited partnership, or any successor thereto, or any Person to whom or which it may expressly assign any one or more of its rights, or delegate any of its authority hereunder, in each case by means of an appropriate document recorded with the Register of Deeds of Wayne County, Michigan, and, in each case, as the context may require.

"Improvement" shall mean and refer to every building of any kind, garage, shed, gazebo, fence, wall or gate, pool, tennis court, or other structure or recreational facility which may be erected or placed on any Lot, including, without limitation, any driveway, parking area, landscaping, planted material, sign, statue, ornament, drainage system and/or utility connection thereon or therein.

"Lot" shall mean and refer to any numbered parcel of land shown as such upon the recorded Plat of the Subdivision, and used or to be used for the construction and occupancy thereon of a detached single-family residential dwelling, and related improvements, in accordance herewith, and such reference may include such dwelling and related improvements, as the context may require.

"Members" shall mean and refer to all those Persons entitled to membership in the Association, as provided for in this Declaration.

"Occupant" shall mean and refer to any Person, holding under an Owner, and entitled by lease, deed, contract or other agreement to use and occupy a residence upon any Lot.

"Owner" shall mean and refer to the record owner, whether one or more Persons, of the fee simple title to any Lot, including, for such purpose, the land contract vendee in regard to any Lot (rather than the land contract vendor), but not including any mortgagee unless and until such mortgagee shall have acquired such fee simple title pursuant to foreclosure, or any proceedings or conveyance in lieu of foreclosure. Where more than one Person has an interest in the fee simple title to any Lot, the interests of all such Persons collectively shall be that of a single Owner for purposes of voting on all matters involving the Association and Subdivision.

"Permittee" shall mean and refer to the users of the golf course facilities located adjacent to the Subdivision, and the visitors, invitees and guests of each Owner and Occupant, together with police and fire department, school district and other local governmental employees, and United States Postal Service personnel/ and tradesmen, suppliers and contractors performing services within the Subdivision, or making deliveries to any Lot, together, in each instance, with the vehicle(s) and equipment of each such Person.

"Person" shall mean and refer to any corporation, partnership/ trust, association or natural person, or combination thereof, as the context may require.

"Roadway" shall mean and refer to any one or more, or all, of the improvements now or hereafter installed or located within any Roadway Area, including without limitation (i) the Wearing Surface; (ii) the Landscaped Areas; (iii) the Entrance Monuments; (iv) the Lighting Facilities; (v) the Signs; (vi) the Golf Cart Crossings; (viii) the Common Utility Systems; and/or (viii) replacements of any of the foregoing, or of parts thereof, as the context may require.

"Roadway Area" shall mean and refer to each named area occupied by a Roadway, as more particularly depicted on the recorded Plat of the Subdivision, or as depicted on the plat of any future subdivisions of land annexed in accordance with Article IX, Section 4. of this Declaration, and as more particularly described in the Reciprocal Roadway Easement.

"Township" shall mean and refer to the Charter Township of Canton, Wayne County, Michigan.

ARTICLE II - Membership in the Association

Section 1. Membership. Every Person who or which is the Owner of a Lot shall be a mandatory Member of the Association. Membership in the Association is, and shall be, appurtenant to, and may not be separated from, ownership of any Lot. Notwithstanding the foregoing, the termination of any Person's ownership interest in any Lot, and the consequent termination of such Person's membership in the Association, shall not be deemed to relieve such Person from any debt or obligation attributable to such Lot which accrued or arose during the period in which such Person was an Owner of a Lot.

Section 2. Voting Rights. The Association shall have two classes of membership, being Class A and Class B, as follows:

- (a) Class A membership shall be voting, and the Declarant shall be the only Class A Member;
- (b) each Owner of a Lot other than the Declarant shall be a Class B Member;
- (c) Class B membership shall be non-voting until the time specified in subsection (d) below, at which time all Owners (including the Declarant) shall

be entitled to vote on a one vote per Lot basis (regardless of the number of Owners of any such Lot) ;

(d) the Declarant shall have the sole vote in the Association, and the consequent right to appoint the Board of Directors of the Association (the "Board"), until such time as seventy-five percent (75%) of the Lots in the Subdivision, and in every subdivision of land which in the future is annexed by the Declarant or the Association in accordance with Article IX, Section 4 of this Declaration, shall have occupied residences on them, or at such earlier time as may be designated in writing by the Declarant; and

(e) at such time as seventy-five percent (75%) of the Lots in the Subdivision, and in every subdivision of land which in the future is annexed by the Declarant or the Association in accordance with Article IX, Section 4 of this Declaration, shall have occupied residences on them, or at such earlier time as shall have been designated in writing by the Declarant, Class B Members of the Association shall have the voting rights described in subsection (d) above, and, thereafter, the Board shall be elected by the combined vote of the Class A and Class B Members (in each case, voting on a one vote per Lot basis).

Section 3. Transition of Control of the Association. In the event that the Declarant has requested that the Board be elected in accordance with Section 2.(e) of this Article II, but the Class A and Class B members are unwilling or unable to elect a Board who desire to serve as Directors, the Declarant reserves the right to grant to the Management Agent of the Association or to such other designee chosen by Declarant the right to appoint a Board composed of either Owners or non-Owners, or some combination thereof. The fee charged by the Management Agent or other designee and by the Directors shall be paid directly by the Association. The right of the Management Agent or other designee to appoint the Board shall continue until the first annual meeting at which the Owners are willing and able to elect a Board comprised of Owners who desire to serve as Directors.

ARTICLE III - Exempt Property

Section 1. Outlet "A". Outlet "A" shown on the recorded Plat of the Subdivision shall not be subject to this Declaration and shall be exempt from the provisions hereof.

Section 2. Exempt Property. The Common Areas and all other property exempt from taxation by state or local governments and dedicated for public use shall be exempt from assessment, charge and lien created herein.

ARTICLE IV - Property Rights in the Common Areas and Roadways

Section 1. Member's Easements of Enjoyment. Subject to the provisions of Section 3 of this Article IV, following, and the provisions of the Reciprocal Roadway Easement, every Member shall have a right and easement of enjoyment in and to the Common Areas and the Roadways, and such easements shall be appurtenant to and shall pass with the

title to any Lot whether or not specifically set forth in the deed or other conveyance to such Lot

Section 2. Title to Common Areas and Roadways. Declarant hereby covenants that it shall convey the Common Areas and Roadways to the Association, free and clear of all liens and encumbrances, except (i) easements and rights-of-way of record, and (ii) such rights with regard to the grant of additional easements as are reserved to the Declarant and/or Association herein, and subject to the Members' rights and easements of enjoyment/ not later than three (3) years from the date of recordation of this Declaration.

Section 3. Extent of Member's Easements. The rights and easements of enjoyment of the Members in and to the Common Areas and Roadways are, and shall be, subject to the following:

- (a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Areas;
- (b) the right of the Association to suspend the voting and enjoyment rights of any Member for any period during which any assessment against such Member's Lot remains delinquent and unpaid, and for a period, not to exceed sixty (60) days, for any infraction by such Member of the published rules and regulations of the Association;
- (c) the right of the Declarant and/or Association to grant easements affecting the Common Areas, or Roadways, to government agencies, and others/ for utilities of any kind serving the Subdivision, or any part thereof;
- (d) the right of the Association to dedicate or transfer all or any part of the Common Areas/ or Roadways, to any public agency or authority for such purposes, and subject to such conditions as may have been agreed upon by the Members; provided that no such dedication or transfer, or determination as to the conditions thereof, shall be effective unless an instrument signed by two-thirds (2/3rds) of the Members shall have been recorded, agreeing to such dedication or transfer, and as to the conditions thereof; and, provided further, that no such dedication or transfer or determination as to the conditions thereof, shall be effective unless the prior consent thereto of the Township, acting by and through its Board of Trustees/ shall have first been obtained; and
- (e) the right of the Association to levy assessments upon the Lots, as set forth in Article V hereof.

Section 4. Delegation of Use. Any Owner may delegate his right of enjoyment in and to the Common Areas and Roadways to the members of his family and/or his Occupants and Permittees.

Section 5. Additional Easements. Declarant reserves the right to grant additional easements affecting the Common Areas, or Roadways, to government agencies, and others, for utilities of any kind serving the Subdivision, or any part thereof, without the consent of the Association or any Member.

Section 6. Uniform Application. This Declaration and the Reciprocal Roadway Easement apply uniformly to each Lot. Every person who or which is the Owner of a Lot shall be a Member of the Association. Membership in the Association by each Owner is a mandatory condition of Lot ownership, and is appurtenant to, and may not be separated from, ownership of any Lot. Each Member has equal rights in the Common Areas and Roadways.

ARTICLE V - Covenant for Maintenance Assessments

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot within the Subdivision owned by Declarant, hereby covenants and agrees, and each Owner of any Lot, by acceptance of a deed, land contract or other conveyance thereto, whether or not it shall be so expressed in any such deed, land contract or other conveyance, shall be deemed to have covenanted and agreed to pay to the Association, annual and special assessments and/or charges, established and to be collected as hereinafter provided. Such assessments, together with interest thereon, administrative fees, and the costs of collection thereof, including reasonable attorneys' fees, shall be a charge and continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest thereon, administrative fees, and the costs of collection thereof, including reasonable attorneys' fees, shall also be the personal obligation of each Person who was an Owner of such Lot at the time the assessment becomes due and payable. The personal obligation of any Owner for any delinquent assessment shall not pass to any successor in title of such Owner unless expressly assumed by such successor.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the health, safety and welfare of the residents in the Subdivision or any future annexed subdivisions, and, in particular, for (i) the operation, maintenance, management and improvement of the Common Areas, Roadways, and other property under the jurisdiction or control of the Association, including, without limitation, the repair and replacement thereof, and the costs of labor, material, public utilities, equipment and supervision; (ii) the periodic plowing of snow in the Roadway Areas; (iii) the installation of additional facilities, improvements and landscaping within the Common Areas and Roadways; (iv) the operation and maintenance of any storm drainage collection, retention and/or outlet facilities and irrigation systems which are not operated and maintained by any government agency, but which are located within the Common Area and other property under the jurisdiction or control of the Association, including without limitation those to be operated and maintained in accordance with the .Storm Drainage Agreement by Declarant, its successors and assigns and/or the Association; (v) the payment of real estate taxes in regard to the Common Areas and Roadways; (vi) the payment of insurance expenses in regard to the Common Areas, the Roadways, and the Association; (vii) enforcing the provisions of this Declaration, the Reciprocal Roadway Easement and any Underlying Roadway Easement; (viii) providing community services; and (ix) the protection of the Owners.

Section 3. Annual Assessments. The basis of the annual assessments, and the maximum amounts thereof, shall be as follows:

- (a) until January 1st of the year immediately following the conveyance of the first Lot to an Owner other than the Declarant, the maximum annual assessment shall be Three Hundred (.00) Dollars per Lot;
- (b) from and after January 1st of the year immediately following the conveyance of the first Lot to an Owner other than the Declarant, the maximum annual assessment may be increased by the Board to Four Hundred (.00) Dollars per Lot, without a vote of the Owners;
- (c) thereafter, the maximum annual assessment may be increased each year by the Board to an amount which is not more than ten percent (10%) above the maximum permissible assessment permitted for the prior year without a vote of the Owners (it being understood that the maximum annual assessment for any year may be increased to an amount which is more than ten percent (10%) above the maximum permissible assessment for the prior year upon the affirmative vote of two-thirds (2/3rds) of the Owners voting in person, or by proxy, at a meeting duly called for that purpose); and
- (d) the Board may, after consideration of the current fiscal needs of the Association, fix the actual annual assessment for any year at an amount less than the maximum herein otherwise permitted.

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Section 4. Special Assessments. In addition to the aforesaid annual assessments, the Association may levy against each Owner, in any assessment year, a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair, replacement or maintenance of any improvement upon the Common Areas or Roadways, provided that any such special assessment shall have the assent of two-thirds (2/3rds) of the Owners voting in person, or by proxy, at a meeting duly called for that purpose.

Section 5. Uniform Rate of Assessments. The annual assessments, and each special assessment, shall be set by the Board at a uniform rate for each Lot, and may be collected on an annual basis, or in such installments, as the Board shall deem appropriate.

Section 6. Notice of Quorum for Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under either Section 3 or 4 of this Article V, shall be sent to all Owners not less than fifteen (15) days in advance of such meeting. At the first meeting so called, the presence at the meeting of Owners, or of proxies, entitled to cast thirty percent (30%) of all votes of the Class A and Class B membership shall constitute a quorum. If the required quorum is not present at such meeting, another meeting may be called, subject to the notice requirement set forth above, and the required quorum at such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting, provided that such

subsequent meeting shall be held not more than sixty (60) days following the preceding meeting at which a quorum was not present.

Section 7. Patent Commencement of Annual Assessments: Due Date. The annual assessments provided for herein shall commence as to all Lots on the first day of the month next following the conveyance of the first Lot to an Owner other than Declarant. The first annual assessment shall be made for (and adjusted on the basis of) the balance of the calendar year, and shall become due and payable as of the day fixed for commencement. The annual assessment for any year, after the first year, shall become due and payable on the first day of January of such year.

Section 8. Duties of Board of Directors. Subject to the limitations set forth in Sections 3, 4 and 6 of this Article V, the Board shall fix the amount of the annual assessment against each Lot for each assessment period at least thirty (30) days in advance of such date or period, and shall, at that time, prepare a roster of the Lots and the assessments applicable thereto, which shall be kept in the office of the Association and shall be open to inspection by any Owner. Written notice of the assessment shall thereupon be sent to every Owner subject thereto, provided that failure by the Association to send such written notice on a timely basis shall not permit any Owner to avoid paying the assessment provided that a notice of assessment is eventually sent. The Association shall, upon demand, and payment of a reasonable charge, furnish to any Owner liable for such assessment a certificate in writing signed by an officer of the Association setting forth whether such assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 9. Effect of Non-payment of Assessment: The Personal Obligation of the Owner: The Lien: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date, or such subsequent date upon which written notice of the assessment has been sent by the Association, shall be deemed delinquent, and shall bear interest from the due date at the rate of eleven percent (11%) per annum, and shall be subject to an administrative fee equal to twenty percent (20%) of the amount of the assessment to cover the cost of collection by the Association. In the event that the cost of collection exceeds the twenty percent (20%) administrative fee, the Association shall be entitled to collect the deficiency. The aggregate amount of the unpaid assessment, interest, administrative fee and deficiency shall be a lien against the Lot. The Association may bring an action at law against the Owner personally obligated to pay the assessment, interest, administrative fee and deficiency, and may foreclose the lien against the Lot. In such case, there shall be added to the amount of such assessment the cost of preparing and filing the complaint in such action, or in connection with such foreclosure, and in the event a judgment is obtained, such judgment shall include interest on the assessment and the cost of collection, as above provided, and a reasonable attorney's fee to be fixed by the court, together with the costs of the action. No Owner may waive or otherwise escape liability for any assessment by non-use of the Common Areas or Roadways, or by the abandonment of such Owner's Lot. Subject to the provisions of Section 10 of this Article V, sale or transfer of any Lot shall not affect the lien for any unpaid assessment regarding such Lot.

Section 10. Subordination of the Lien to Mortgages. The lien of the assessment (s) provided for herein is and shall be subordinate to the lien(s) of any mortgage or mortgages now or hereafter placed upon any Lot subject to assessment hereunder; provided, however, that such subordination shall apply only to assessments which have become due and payable prior to sale or transfer of such Lot pursuant to foreclosure of such mortgage(s), or prior to any other proceeding or conveyance in lieu of foreclosure. Such sale, transfer or conveyance shall not, however, relieve such Lot from liability for any assessment thereafter coming due, or from the lien of any such subsequent assessment.

Section 11. Affiliation with other Associations. The Subdivision is part of a planned development known as "Pheasant Run". The Association shall be permitted, and at the request of Declarant shall be obligated, to contract with or become a constituent member of a "Master" association comprised of the Association and various other associations of owners of lots in Pheasant Run, for the maintenance of the Common Area and Roadways, and/or other common areas and roadways located within other subdivisions located within Pheasant Run, and any facilities that may be constructed on the Common Area or Roadways, or such adjacent common areas and roadways. Without limitation, such contract may either require the Association to reimburse the "Master" Association or other association(s) for services provided to the Subdivision, the Common Areas or Roadways, or may require the Association to provide and be reimbursed for services benefiting the "Master" association or any other such subdivisions, common areas or roadways.

ARTICLE VI - Architectural Review

Section 1. Architectural Review Committee. No Improvement shall be erected, placed, installed, constructed, reconstructed or maintained on any Lot, nor shall any exterior addition to, or change in, or alteration of the exterior appearance of any Improvement, or any change in landscaping, be made until plans and specifications showing the kind, size, shape, height, colors, materials, topography and location of each Improvement on the Lot shall have been submitted to and approved in writing by the Committee. The Committee shall, initially, be composed of three (3) Persons appointed by Declarant, who need not be Owners, and who may be employees, officers, directors, agents or affiliates of Declarant. Each member of the Committee shall serve until he or she resigns or is replaced by a subsequent appointee. At such time as all of the Lots shall have been sold to Owners other than Declarant (as evidenced by the delivery by Declarant of deeds for all of the Lots), each sitting member of the Committee shall resign, and Declarant shall delegate and assign to the Association its power of appointment with regard to members of the Committee; provided that. Declarant may, at its sole discretion, make such delegation to the Association at an earlier time. Neither Declarant nor any member of the Committee shall have any liability whatsoever to any Person in connection with the approval, disapproval or failure to review any plans or specifications in regard to any Improvement.

Section 2. Preliminary Approval. Preliminary plans and specifications may be first submitted to the Committee for preliminary approval.

Section 3. Final Approval. Plans and specifications for final approval by the Committee shall include the following:

- (a) a topographic survey and dimensioned plot plan of the Lot, showing existing and proposed grades, the location of all trees in excess of three inches (3") in diameter, and the location of all proposed Improvements on the Lot;
- (b) construction and architectural plans, sufficient in detail to secure a building permit in the Township, including, without limitation, dimensioned floor plans, typical sections, and all elevations (front, both sides and rear) of the main dwelling structure and garage and any proposed outbuildings;
- (c) detailed elevations of all walls and gates;
- (d) detailed elevations setting forth the type, quality, color and texture of all materials to be employed in all Improvements, including, at the Committee's request, a detailed finish schedule for all exterior materials, products and finishes, with actual brick, stain and shingle samples;
- (e) a complete landscaping plan (including a plan for any proposed exterior lighting), together with a planting list;
- (f) a construction schedule; and
- (g) any other data, drawings or specifications which the Committee deems necessary to fulfill its function.

Section 4. Variance Required. No approval of the Committee shall be valid if any Improvement violates any restriction set forth in this Declaration, or any provision of the Township's zoning ordinance, except in cases where an appropriate waiver or variance in regard to such Improvement has been granted by the Township and/or Committee, as provided in this Declaration.

Section 5. Approval and Disapproval. The Committee may disapprove plans for any Improvement or alteration for non-compliance with any restriction contained in this Declaration, or because of dissatisfaction with the grading and drainage plans, the location of any Improvement on the Lot, the proposed materials, the proposed color scheme, the proposed finish, design, proportion, shape/ height, style or appropriateness of the proposed Improvement or alteration, or because of any matter or thing, which, in the judgment and discretion of the Committee, would cause the proposed Improvement or alteration to be inconsistent with the objectives of the Committee, or with improvements erected or to be erected on other Lots, including purely aesthetic considerations. No material change may be made in any approved plan or specification, including, without limitation, any approved exterior material, stain, color, or roof material, or in the approved landscaping plan, without the prior written consent of the Committee. One complete set of the approved plans and specifications in regard to each Lot, including any and all approved amendments thereto, shall be provided to the Committee

to be kept and retained by the Committee for its permanent file in connection with each Lot.

Section 6. Failure to Act. In the event the Committee shall have failed to approve or disapprove plans and specifications within thirty (30) days after the full, proper and complete submission thereof, the need for such approval by the Committee shall be deemed to have been waived, but all other restrictions, limitations and conditions set forth in this Declaration shall apply and remain in full force and effect as to such plans and specifications.

Section 7. Form of Approval. Committee approval shall be deemed given if the plans and specifications submitted for approval are marked or stamped as having been finally approved by the Committee, and are signed and dated by a member of the Committee validly serving on the date of such approval.

Section 8. Review Fee. The Committee may charge a review fee, not to exceed Two Hundred Fifty (\$250.00) Dollars, in connection with the review of plans and specifications for any Improvement or combination of Improvements on any Lot, or in regard to the substantial alteration of any Improvement. The fee may not be utilized for the purpose of paying any salary to any member of the Committee, but exclusively for the purpose of reimbursing the actual expenses of the Committee, including, without limitation, the professional fees of independent consultants to the Committee.

ARTICLE VII - Restrictions Upon Use

Section 1. Permitted Use. No Lot shall be used except for single family residential purposes. Except as specifically permitted herein, no structure shall be erected, altered, re-erected, placed or permitted to remain on any Lot other than one single family residential dwelling (the "Dwelling"), not to exceed three (3) stories or thirty-five feet (35') in height, and a private garage for not more than three (3) vehicles for the sole use of the Owner/Occupants of the Lot upon which such Dwelling shall have been erected, together with such other Improvements as the Committee shall have approved. Each garage shall be attached or architecturally related to the Dwelling to which such garage pertains, and shall be constructed at the time of, and in conjunction with, construction of such Dwelling. No garage shall provide space for less than two (2) vehicles. Except upon the approval of the Committee, garage doors shall not face the Roadway upon which such Lot fronts, carports are specifically prohibited. No part of any Dwelling or appurtenant structure shall be used for any activity normally conducted as a business, except as otherwise provided herein. Except as specifically permitted herein, a preexisting structure may not be moved onto any Lot. Each Dwelling shall otherwise be so oriented on the Lot as to face the Roadway.

Section 2. Minimum Floor Area. The minimum livable floor area of the Dwelling shall be not less than one thousand eight hundred (1,800) square feet, in the case of a one (1) story Dwelling, nor less than two thousand two hundred (2,200) square feet, in the case of a one and one-half (1-1/2) story Dwelling, nor less than two thousand four hundred

(2,400) square feet, in the case of a two (2) story Dwelling, nor less than two thousand four hundred (2,400) square feet on the upper two (2) levels, in the case of a tri-level or quad-level Dwelling, in each case, measured from the exterior faces of the exterior walls. As used herein, the term "livable floor area" shall not be deemed to include basements or unfinished attics, or garages, patios, decks, open porches, entrance porches, terraces, storage sheds, breezeways, or like areas, even if attached to the Dwelling, but such term shall be deemed to include enclosed porches if the roof of the porch is an integral part of the roof line of the Dwelling. Each Dwelling shall have a basement.

Section 3. Alteration of Lot. No Lot may be divided or reduced in size except by the taking of part thereof by a public agency for a public purpose. Whole Lots may be combined for use as one (1) building site.

Section 4. Minimum Yards. Without a variance granted by the Township, and approved by the Committee, no Dwelling or other structure shall be located on any Lot nearer than twenty-five feet (25') to the front Lot line/ or nearer than thirty-five feet (35') to the rear Lot line, or nearer than twenty-five feet (25') to a side street Lot line, in the case of a corner Lot. The minimum distance between a garage door and the nearest side Lot line (except for corner Lots) shall not be less than twenty-two feet (22'). The minimum distance between a garage door and the side street Lot line, in the case of a corner Lot, shall not be less than twenty-five feet (25'). Except as above and hereinafter set forth, each Dwelling, or other structure, shall be so located and erected upon the Lot as to provide a minimum side yard on one side thereof not less than five feet (5'), and the combined total of the two side yards on such Lot shall not be less than sixteen feet (16'). No Dwelling or other structure on any Lot shall be located less than sixteen feet (16') from each Dwelling or other structure located on an adjacent Lot.

Section 5. Exterior Materials. The visible exterior walls of each Dwelling and appurtenant structure shall be constructed of brick, brick veneer, wood and/or stone in any combination. Stucco/ aluminum siding and/or ledge rock [but not vinyl siding or Texture 1-11) may also be used, so long as any of these materials alone, or in combination, to not exceed twenty-five percent (25%) of the total of all visible exterior walls. The Committee may grant such exceptions to this restriction as the Committee shall deem desirable, subject to any applicable Township ordinance regarding the use of certain exterior materials. Windows and doors shall not be considered visible exterior walls for purposes of this section. No unpainted (or non-factory painted) metal doors may be used in the exterior of any Dwelling or appurtenant structure. No used material, except reclaimed brick, may be used in the construction of any visible exterior wall. The use of exposed cement block, slag, cinder block, imitation brick, asphalt, or any type of commercial siding on any visible exterior wall is expressly prohibited.

Section 6. Similar Elevations. No substantially similar front elevation in style and color of any Dwelling shall be duplicated on any Lot less than three hundred feet (300') away along the front Lot lines, unless approved by the Committee. Different colors and

building material patterns shall be used for Dwellings on adjacent Lots to avoid the appearance of repetition.

Section 7. Walls and Fences. No fence or wall of any type shall be permitted for the purpose of enclosing any Lot. Wrought iron fencing (but not fencing of the wire type commonly known as "Cyclone Fencing") may be used on any Lot for the purpose of enclosing a permitted swimming pool, in locations approved by the Committee. The side yards and rear yard (but not the front yard) of any Lot may be enclosed by landscaping pursuant to a plan approved by the Committee, provided that the street side of a corner Lot shall be considered a second front yard for purposes of the foregoing limitations.

Section 8. Swimming Pools. No swimming pool may be installed on any Lot any portion of which is higher than one foot (1') above the finished grade of the Lot. No above ground swimming pool may be erected, placed or permitted to remain on any Lot, either temporarily or permanently.

Section 9. Animals. Except as hereinafter set forth, no animals or fowl shall be kept, bred or harbored on any Lot. Not more than two (2) domesticated animals, of a type commonly deemed to be household pets, may be kept on any Lot (but not kept or bred for commercial purposes), as long as each such pet shall have such care and restraint as not to be objectionable or offensive to others due to noise, odor or unsanitary conditions. Any such pet shall be kept either on a leash, or in a run, pen or kennel (in any event, a "pen"), and shall not be allowed to run loose or unattended. No pen shall be erected, placed or permitted to remain on any Lot unless located with the rear yard of such Lot adjacent to a wall of the Dwelling or garage, and facing the rear or interior of the Lot, and such pen shall not be permitted to extend into either side yard. All pens shall be made of wood, decorative block or approved fencing materials, or any combination thereof, and may not exceed three hundred (300) square feet in area or four feet (4') in height. The exterior sides of a pen shall be landscaped with plantings to screen the view thereof from adjacent Lots, and such pen shall be kept and maintained in a clean and sanitary condition. The construction and landscaping plans for a pen are subject to approval by the Committee.

Section 10. Temporary Structures. No structure of a temporary character, trailer, commercial vehicle, recreation vehicle, shack, garage, barn, storage shed, tent, tree house, or other similar outbuilding, may be used or occupied at any time, on any Lot, either temporarily or permanently, except that (i) tents for entertainment purposes may be erected on any Lot for periods not to exceed forty-eight (48) hours; (ii) an appurtenant swimming pool bathhouse may be maintained on any Lot, provided that the plans for such swimming pool and bathhouse shall have been approved by the Committee and Township; and (iii) a temporary storage building for the storage of materials and supplies to be used in connection with the construction of a Dwelling on any Lot may be kept and maintained on such Lot during the period of such construction.

Section 11. Storage of Vehicles. No house-trailer, commercial vehicle, truck, boat, boat trailer, snow mobile, camper, recreational vehicle or camping, horse or other utility

trailer or vehicle (except passenger cars and passenger vans) may be parked or stored on any Lot unless stored fully enclosed with an attached garage otherwise constructed in accordance with this Declaration, except that (i) commercial trucks and vehicles may be parked upon any Lot while making deliveries or pickups in the normal course of business, (ii) one construction trailer may be kept and maintained within the subdivision by each builder engaged in the construction of Dwellings within the Subdivision, provided that such construction trailer shall be located upon a Lot owned by such builder, or by the Person for whom such builder is constructing such Dwelling, and shall be removed from the Subdivision at such time as such builder shall have completed the construction of Dwellings within the Subdivision and (iii) construction vehicles and trailers used on a frequent and ongoing basis by any such builder or his contractors for the construction of Dwellings in the Subdivision may be parked upon a Lot owned by the builder or by the Person for whom the builder is constructing such Dwelling.

Section 12. Antennas. No exterior radio, television or other communications antenna of any type, or any saucer, dish or similar device, may be erected, placed, maintained or permitted to remain on any Lot, except that the committee may, upon appropriate application with regard to any Lot, determine that the absence of an outside antenna will cause a substantial hardship/ and, upon such finding, may permit an outside antenna to be used in connection with such Lot under such conditions as the Committee shall deem reasonable.

Section 13. Unsightly Conditions. No Lot shall be used as a dumping ground for rubbish, trash, garbage or other waste, and such material shall not be kept or stored on any Lot except in appropriately sealed sanitary containers properly concealed from public view. Garbage containers shall not be left at the roadside of any occupied Lot for more than twenty-four (24) hours during any one week. Any debris resulting from the destruction in whole or in part of any Dwelling, structure or improvement on any Lot shall be removed from such Lot by the Owner thereof with all reasonable dispatch. Each Owner shall prevent such Owner's Lot, and any Dwelling, appurtenant structure or other Improvement thereon from becoming unsightly or unkempt, or from falling into a state of disrepair. No laundry shall be hung for drying on any Lot outside of the Dwelling on such Lot. The provisions of this Section 13 shall apply both to Builders during the period of construction of Dwellings in the Subdivision and to subsequent Owners.

Section 14. Easements and Other Conditions. Easements for the construction, installation and maintenance of public utilities, for surface and road drainage facilities, and for sanitary sewer, storm sewer and water main facilities, are reserved as shown on the recorded Plat of the Subdivision, and/or as may otherwise appear of record, and as set forth herein. In addition, easements are hereby specifically reserved to the Declarant in, through and across a strip of land four feet (4') in width along all rear and side Lot lines for the installation and maintenance of telephone, electric and cable television lines and conduits, sanitary and storm sewers, water mains, and for surface drainage purposes, and for the use of any public utility service deemed necessary by the Declarant. The use of any such easement may be assigned by the Declarant, at any time, to any Person furnishing one or more of the foregoing services and/or facilities,