

7. **Prohibited Structures and Uses.** No house trailers, mobile homes or double wide structures shall be permitted on any lot. No impermanent structures of any kind may be used as living quarters on any lot. No trash, garbage, refuse or solid waste of any kind, including but not limited to inoperative or unregistered vehicles, appliances, furniture, recreational vehicles, shall be dumped, stored, disposed of or otherwise placed on any portion of the property, except that lot owners may have garbage/trash bins out for pickup by trash haulers on the day pickup is scheduled.

8. **Utility Lines.** All utility service lines, both primary and secondary, including but not limited to power lines, telephone lines, cable service, transmission of intelligence and any other communication lines, shall be installed underground.

9. **Right of Way.** The owner of each lot has a right of way and easement for utilities and access 50 feet in width in common with other lot owners over and along the entire subdivision roadway providing access to the subdivision from Trombley Hill Road. No lot owner shall block or impede access to said right of way by other lot owners.

10. **Roadway Maintenance.**

A. All lots in the subdivision shall be obligated to pay a proportionate share of the cost of maintaining, repairing and replacing the common roadway, drainage slopes, culverts and other access improvements within the right of way. Proportional share is defined to mean that each lot owner shall share in the costs proportionate to that lot owner's use of said right of way for ingress and egress from the location of the driveway to each said lot to the so-called Trombley Hill Road. Said costs shall include, but not be limited to, snowplowing, sanding, grading, graveling and any other maintenance, repair or replacement work as may be necessary or advisable from time to time. The roadway consists of the main road within the subdivision. Each lot owner is responsible for maintaining the lot owner's own individual driveway.

B. Declarant shall administer the sharing costs for maintenance of the road until such time as all the lots have been purchased. At that time, Declarant shall turn over the cost sharing duties to the Homeowners Association.

C. The owners of lots upon which a new house is constructed shall repair any wear and tear to the roadway caused by construction traffic. This repair shall include any specific damage done to the common roads, culverts, ditches, etc. during construction or thereafter.

11. **Removal of Trees, Maintenance of Meadows.** Trees currently providing a natural screening which are located within a 50 foot distance of a boundary line shall not be cut, removed, limbed, girdled or damaged in any way without the prior permission in writing from the abutting land owner affected by the removal of said trees. All meadows shall be mowed at least once a year by the individual lot owner at each lot owner's expense.

12. **Signs.** No Signs, advertisements or billboards of any size shall be allowed on any lot other than a realtor's sign or a sign with the lot owners name and/or street number, which said sign shall not be larger than two square feet.