

11. Said Lots shall be used for residential purposes only and no part of said Lots shall be used for mechanical, manufacturing or mercantile business and no business, trade or calling shall be conducted on the said Lots for profit. This restriction shall not be construed to prohibit a home office used for the convenience of the owner or lessee, which does not serve clients or customers on the premises.
12. No live trees exceeding eight (8) inches in diameter at a height of four (4) feet above ground level shall be felled, removed, girdled or blazed except as is necessary for the construction of buildings, installation of driveways, cut and fill operations, or site and landscape development, and no tree shall be so treated without the written approval of the Corporation. The Corporation may require submission to, and written approval by, the Corporation of a site plan showing the site and landscape development being proposed.
13. All service lines for utilities, including, but not limited to, telephone, lights and power, shall be placed underground from the nearest pole in the street or way, as shown on said Plan, to the structures erected on said Lots. Anything herein to the contrary notwithstanding, the Corporation shall not be liable for the laying of said utility lines from the nearest pole in the street or way to the structures erected on said Lots, nor for the repairing, constructing or maintaining of such lines. The Corporation reserves for itself and its successors and assigns such rights-of-way over said Lots as shall be necessary for the purposes of laying any utility and service pipes and lines under or over such Lots and for the purposes of repairing, constructing and maintaining such lines.
14. As daily, weekly, or similar short-term rentals have proven to be objectionable and disruptive to other property owners within Sugar House Hill, the owners and their heirs, executors, administrators and assigns of each of the above described Lots will not lease said Lots, or any portion thereof, or any structure or any portion of structure thereon, without the prior written consent of the Corporation.
15. All outdoor lighting shall be installed or shielded in such a manner as to cast light downward and to conceal light sources and reflector surfaces from view substantially beyond the perimeter of the area to be illuminated.
16. The owner of each Lot shall at all times maintain the Lot in a clean, neat, and presentable fashion consistent with the plan to establish and preserve a well kept neighborhood community. No refuse or debris shall be stored or allowed to accumulate on the premises outside of any building. All trash awaiting removal shall be stored out of sight from the roadways and adjoining Lots and removed promptly so as to prevent any unsightly appearance or noxious odors. Planting of trees, bushes, flowers, and other plantings for landscaping, screening, or ornamental purposes is encouraged.
17. No owner shall cause or allow any activity, condition of other thing to occur or exist on a Lot that creates a condition constituting a nuisance and that is not in keeping with the rural residential neighborhood character of the area. With specific regard to noise pollution, the operation of motorized vehicles such as trail motorcycles, all-terrain vehicles, snowmobiles, go-carts and the like is prohibited within Sugar House Hill. The use of garden tractors, power lawnmowers, light chain saws, and other devices commonly utilized in the maintenance of property shall be permitted during daylight hours only.
18. No right-of-way or easement may be allowed, permitted, or granted by any owner over or across any Lot for providing access to adjoining or nearby land or for any other purpose unless approved in writing by the Corporation.
19. The owners and their heirs, executors, administrators and assigns will not sell or otherwise dispose of any of the said Lots, except in accordance with the procedures provided for in the By-Laws of the Corporation referred to in Paragraph 20 hereof. When the By-Laws of the Corporation have