

5 CONSTRUCTION COMPLETION

Once construction has begun, the home shall be completed, in livable condition, within ten (10) months from the beginning; otherwise, it shall be considered a nuisance under these restrictions.

a. SEPTIC SYSTEM

The house location and the location of the septic system and the adjacent areas affected shall be cleared of all trees, stumps and other debris, all of which shall be removed from the Lot prior to construction. Under no circumstances will a large pile of stumps, brush or other debris be allowed to remain upon any Lot during construction. Failure to remove within ten (10) days of creating shall be a nuisance.

b. LANDSCAPING

Upon completion of the main dwelling, the Owner of each Lot shall expend for landscaping a minimum of one (1) percent of the total cost of the land and buildings. This provision shall also apply to any re-construction. The landscaping must be completed within 90 days after the completion of the dwelling. Failure to do so is a nuisance. The occupancy of the residence or the filing of a Notice of Completion in ROBCT, whichever is first in time shall be evidence of completion.

c. NEATNESS

The new Owner before and during construction, shall maintain the entire Lot and Lot area in an attractive condition. After construction is completed, the yard at all times must be kept neat, attractive, mowed and tended. Failure to do so is a nuisance.

d. VACANT LOTS

The Committee reserves the right to remove dangerous or dead trees, briars, weeds, vines, etc., from any vacant Lot so long as it is vacant at the cost of the Owner.