

## Declaration Of Covenants, Conditions and Restrictions

### Article IV

#### Maintenance

Section 1. Maintenance. Maintenance shall refer to mowing and cleaning of Lots, emergency repair of utilities (water, electric, or propane) or any emergency which warrants immediate attention.

Section 2. Maintenance. The Owners are responsible for maintenance of their own lot and collectively responsible for the Common Area. The grounds of each Lot and the undivided interest in the Common Area shall be property maintained in a condition prescribed by local **Morgan County Zoning regulations.**

The cost of all maintenance shall be assessed against the Owners of the Lots and shall be added to and become part of the next due maintenance assessment.

Section 3. Compliance. If Owners failure to maintain his/hers Lot as prescribed by the Association, then the Association may at its option, after giving the Owner (15) days written notice sent to his last know address, to have the necessary maintenance performed, such cost may a lien against the Lot.

Section 4. Access at Reasonable Hours. For the purpose solely for performing the maintenance referred to in Section 1 of this Article, the Declarant or Association, through its duly authorized agents or employees shall have the right, after reasonable notice to the Owner, to enter upon any Lot at reasonable hours on any day.