

exterior of the storage building is constructed of the same or substantially similar materials and of the same color as the principal residential structure constructed on the Lot; (d) the roof of the storage building is the same material and color as the roof of the principal residential structure constructed on the Lot; and (e) the storage building is constructed within all applicable building setbacks. No storage building may be used for habitation.

2.19 Unightly Articles; Vehicles. No article deemed to be unsightly by the Board will be permitted to remain on any Lot so as to be visible from adjoining property or from public or private thoroughfares. Without limiting the generality of the foregoing, trailers, graders, trucks (other than pickups), boats, tractors, campers, tents, wagons, buses, motorcycles, motor scooters, all-terrain vehicles (e.g. four-wheelers and mules), and garden maintenance equipment shall be kept at all times except when in actual use, in enclosed structures or screened from view and no repair or maintenance work shall be done on any of the foregoing, or on any automobile (other than minor emergency repairs), except in enclosed garages or other structures. Service areas, storage areas, compost piles and facilities for hanging, drying or airing clothing or household fabrics shall be appropriately screened from view, and no lumber, grass, plant waste, shrub or tree clippings, metals, bulk materials, scrap, refuse or trash shall be kept, stored, or allowed to accumulate on any portion of the Development Area except within enclosed structures or appropriately screened from view. No racing vehicles or other vehicles (including, without limitation, motorcycles or motor scooters) which are inoperable or do not have a current license tag shall be permitted to remain visible on any Lot or to be parked on any roadway within the Development Area, Common Area, or Special Common Area.

2.20 Mobile Homes, Travel Trailers and Recreational Vehicles. No mobile homes, travel trailers or recreational vehicles shall be parked or placed on any street right of way, Lot,

or used as a residence, either temporary or permanent, at any time. However, such vehicles may be parked temporarily for a period not to exceed seventy-two (72) consecutive hours during each two (2) month period.

2.21 Commercial Vehicles. Parking of commercial vehicles or equipment, recreational vehicles, boats and other watercraft, trailers, stored vehicles or inoperable vehicles in places other than: (i) in enclosed garages; and (ii) behind a fence so as to not be visible from any other portion of any Development Area is prohibited; provided, construction, service and delivery vehicles may be exempt from this provision for such period of time as is reasonably necessary to provide service or to make a delivery to a residence. The foregoing provisions shall not apply to passenger commercial vehicles owned by an Owner or Occupant which are (a) used in the Owner or Occupant's profession, (b) do not exceed a maximum weight of one (1) ton; and (c) are the Owner or Occupant's primary means of transportation.

2.22 Basketball Goals; Permanent and Portable. All basketball goals, whether permanent or portable, must be approved by the Valley Ranch Reviewer prior to being placed on any Lot. Permanent and portable basketball goals are permitted in the front of the residence on a Lot provided the basketball goal is located a minimum of fifteen feet (15') from the back of the street curb. No basketball goals are not permitted in any street right-of-way. The basketball goal backboard must be clear, perpendicular to the street and mounted on a black pole. Portable basketball goals must remain in the located approved by the Valley Ranch Reviewer at all times. Basketball goals must be properly maintained and painted, with the net in good repair.

2.23 Compliance with Documents. Each Owner, his or her family, Occupants of a Lot, tenants, and the guests, invitees, and licensees of the preceding shall comply strictly with the provisions of the Documents as the same may be amended from time to time. Failure to comply with any of the Documents shall constitute a violation of the Documents and may result in a fine against the Owner in accordance with the Covenant, and shall give rise to a cause of action to recover sums due for damages or injunctive relief, or both, maintainable by the Declarant, the Board on behalf of the Association, the Valley Ranch Reviewer, or by an aggrieved Owner. Without limiting any rights or powers of the Association, the Board may (but shall not be obligated to) remedy or attempt to remedy any violation of any of the provisions of Documents, and the Owner whose violation has been so remedied shall be personally liable to the Association for all costs and expenses of effecting (or attempting to effect) such remedy. If such Owner fails to pay such costs and expenses upon demand by the Association, such costs and expenses (plus interest from the date of demand until paid at the maximum lawful rate, or if there is no such maximum lawful rate, at the rate of one and one-half percent (1-1/2%) per month) shall be assessed against and chargeable to the Owner's Lot(s). Any such amounts assessed and chargeable against a Lot shall be secured by the liens reserved in this Development Area Declaration for Assessments and may be collected by any means