

Satellite dish is appropriately placed and properly screened in order to preserve property values and maintain a harmonious and compatible relationship among Residence Units in the Subdivision.

20. AWNINGS. No metal, fiberglass, canvas or similar type material awnings or patio covers shall be permitted in the Subdivision.
21. FENCING. No fence shall be erected on or along any Lot line, nor on any Lot, the purpose or result of which will be to obstruct reasonable vision, light or air. All fences shall be kept in good repair and erected so as to enclose the Lot and decorate the same without unreasonable hindrance or obstruction to any other Lot. All fencing used in the Subdivision must be comprised of either (i) wooden "shadowbox" of uniform style to be determined by the Architectural Review Committee or (ii) ornamental iron type material. Fencing shall not be higher than six (6) feet. No fencing shall extend forward of the furthest back front corner of the Residence Unit. The specific style, color, height and location of all fencing shall be generally compatible within the Subdivision and shall be subject, in each case, to prior written approval of the Architectural Review Committee.
22. SWIMMING POOLS. No above-ground swimming pools shall be permitted in the Subdivision.
23. SOLAR PANELS. No solar heat panels shall be permitted on roofs of any structures in the Subdivision. All such panels shall be enclosed within fenced areas and shall be concealed from the view of neighboring Lots, Common Areas and the streets.
24. OUTSIDE LIGHTING. Except as otherwise approved by the Association or Developer, all outside lighting contained in or with respect to the Subdivision shall be of an ornamental nature compatible with the architecture of the project and shall provide for projection of light so as not to create a glare, distraction or nuisance to other property owners in the vicinity of or adjacent to the Subdivision.
25. SITE OBSTRUCTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and nine (9) feet above the street shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting points twenty-five (25) feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sight-line limitations shall apply to any Lot within ten (10) feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at a sufficient height to prevent obstruction of such sight lines.
26. VIOLATIONS. Violation or threatened violation of these covenants and restrictions shall be grounds for an action by the Developer, the Association or any person or entity having any right, title or interest in any portion of the Real Estate, and all persons or entities

