



construction, shall be subject to the prior approval of the Board of Directors of the Association. It shall be the responsibility of the Lot Owner to furnish adequate justification for any such clearing and to submit plans for reforestation. The Board of Directors of the Association shall have the authority to adopt and amend rules and regulations to implement the provisions of this paragraph.

Section 218. Aerials, Solar Devices and Antennas. No aerial, solar device, satellite dish or antenna for reception or transmission of radio or television or other electronic signals shall be maintained on the roof of any Structure on a Lot nor shall they be maintained at any location on a Lot so as to be visible from another Lot or any street in Grand West Estates. The maximum height of such devices shall not exceed the maximum height for Structures permitted on the Lot. Satellite dishes of not more than 24" in diameter may be mounted on a Structure without being screened from view, provided that such devices shall not be mounted on the roof of a Structure and shall not exceed the height of the Structure.

Section 219. Maintenance of Lots. Each Owner of a Lot shall maintain the Lot of such Owner and all Structures on the Lot in good condition and shall cause them to be repaired as the effects of damage or deterioration become apparent. Exterior building surfaces and trim shall be refinished periodically and before the surfacing becomes weather-beaten or worn off. Periodic exterior maintenance also includes repair and maintenance of gutters, down spouts, roofs, paving, landscape material, fences, signage, mail boxes and outdoor lighting. All landscaping shall be maintained as necessary to avoid becoming unsightly or a nuisance.

Section 220. Destroyed or Damaged Structure. Any Structure that is destroyed in whole or in part by fire, windstorm or for any other cause or act of God must be restored or rebuilt; all debris must be removed and the Lot promptly restored to a slightly condition. Rebuilding or restoration shall be completed with reasonable promptness and in any event within twelve (12) months. If the removal of the debris and such rebuilding or restoration is not timely completed, then the damaged Structure shall be deemed a nuisance and shall be removed by the Owner of the Lot.

Section 221. No Unsightly Condition. Each Owner shall prevent the development of any unclean, unsightly or unkept conditions of buildings or grounds on the Lot of such Owner that decreases the beauty of Grand West Estates.

Section 222. LP Gas Tanks. On or after January 1, 2007, all installed new or replacement LP gas tanks over 500 gallons must be buried.

Section 223. Maintenance Equipment. All maintenance equipment, including yard and garden equipment, kept on a Lot shall be stored in an enclosed Structure or otherwise fully screened so as not to be visible from Tract A, another Lot, or any street in Grand West Estates.

Section 224. Clothes Lines. All outdoor clothes poles, clothes lines and other facilities for drying or airing of clothing or household goods located on Lots shall be placed or fully screened so as not to be visible from Tract A, another Lot, or any street in Grand West Estates.

