

ENFORCEMENT

Enforcement of the covenants set for the herein shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

TERM

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the Lots has been recorded agreeing to change said covenants in whole or in part.

ARCHITECTURAL APPROVAL

Prior to obtaining a building permit for the construction of a dwelling and/or other structure on any Lot, the Owner of any Lot shall submit to the Declarant architectural and site plans showing the proposed style, design, color scheme and location of the dwelling and/or other structures. Construction shall not begin until approval of such plans is obtained in writing from the Declarant, its successors, assigns or agents. The Declarant, its successors, assigns or agents, shall have the right to waive such approval as to any Lot in its sole judgment, if such waiver is deemed to be desirable. The term "Owner" as used in this instrument shall be deemed to refer to the purchaser of a Lot, or his or her successors or assigns, and not to the Declarant, its successors or assigns.

PETS

No animals, livestock or poultry of any kind shall be raised, bred or kept in or about any dwelling or Lots, with the exception of dogs, cats and other household pets, provided they are not kept, bred or maintained for any commercial purposes. No animal run, pen, etc., may be placed on Lot without written approval of the Declarant, its successors or assigns.

POST LAMPS

The Owner of each Lot shall be responsible for installing and maintaining a photosensitive post lamp on the Lot in the proximity of the intersection of the driveway with the street on which the Lot is located. All exterior lighting is to be so-called "dark sky" lighting, pursuant to the requirements of the Plymouth Planning Board.