

(i.e., a building detached from the principal dwelling for use, subject to the restrictions set forth herein, for purposes ancillary to the single-family dwelling other than as a garage) shall be built or maintained on each Lot. No out-building shall be built or maintained on any Lot prior to the erection of the principal dwelling house thereon. Any such out-building shall be situated at the rear of the dwelling. The provisions of this section shall not apply to any temporary construction buildings used in the development of The Deerfield Lake Subdivisions. No basement, garage or out-building shall at any time be used as a residence temporarily or permanently, nor shall any residence whatsoever of a temporary character be permitted.

Section 6. *Nuisance, Signs, Trade or Business, Liquor, Pets.* No nuisance, advertising sign, billboard or other advertising device shall be built, placed, permitted or suffered to remain upon any Lot, nor shall any such Lot be used in whole or in part for any trade or business or in any way or for any purpose which may endanger the health or unreasonably disturb the quiet of any holder of adjoining land. No spirituous, vinous or fermented liquors shall be manufactured or sold either at wholesale or retail upon any Lot. Domestic pets may be kept upon any of the Lots in such number and such type as one ordinary family usually keeps for its private use in a residential community, but such pets shall not be permitted to become a nuisance.

Section 7. *Exterior Maintenance.* The Owner of each Lot shall provide reasonable exterior maintenance upon said Lot as follows: paint, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, driveways, walks and other exterior improvements.

Section 8. *Storage and Parking of Vehicles.* No commercial vehicle, truck, trailer, mobile home, house recreational vehicle or trailer (either with or without wheels) shall be stored or kept within The Deerfield Lake Subdivisions. Private automobiles shall be stored in the garage attached to the residence or parked on paved driveway. No boat shall be stored on any Lot except in an attached garage.

Section 9. *Garbage and Refuse Disposal.* No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or any other discarded or waste material. Garbage and waste material may not be kept outside any structure on any Lot except in a sanitary, clean and covered container.

Section 10. *Laundry.* No clothesline or clothespole or other device or mechanism for the hanging of clothes shall be maintained on any Lot unless the same is screened from street view and from the view of persons on neighboring Lots.

Section 11. *Mowing.* The Owner of each Lot shall mow or cause to be mowed all grass or other vegetation thereon, except decorative landscaping, ground cover and garden plants, to a height not exceeding four inches.

ARTICLE VII

DURATION

Each provision of the Covenants and Restrictions shall be a separate covenant, and the holding of any covenant invalid for any cause shall not affect the validity of any other. Each provision shall be a covenant running with the land, shall bind the Grantee and the Grantee's heirs, successors and assigns and shall be enforceable at the suit of the Developer, the Association, or their respective successors and assigns, or any other Owner or lawful occupant of any Lot, subject hereto, or of any person damaged or prejudiced by breach of such provision. Failure to enforce any provision shall not constitute a waiver of or any acquiescence or consent to any concurrent or subsequent violation of any of such provisions. Said provisions, and amendments thereto, shall remain in