

ARTICLE VII
EXTERIOR MAINTENANCE

Each owner shall keep each Lot owned by him, and all improvements therein or thereon, in good order and repair and free from debris, including, but not limited to, the maintenance of lawns and the painting (or other appropriate external care) of all dwellings all in a manner and with such frequency as is consistent with good property management. In the event an Owner of any Lot in the Property shall fail to maintain the Lot and the improvements situated thereon, as provided in the By-Laws and approved by a vote of the Board of Directors, the Board of Directors or its agents shall have the right to enter upon said Lot to correct drainage and to repair, maintain and restore the Lot and the exterior of the building and any other improvements erected thereon. All costs related to such correction, repair or restoration shall become a lien upon such Lots and such lien may be enforced in the same manner as an annual assessment levied in accordance with Article IV hereof. Any such lien shall be subordinate to the lien of any first mortgage or deed or trust. Sale or transfer of any Lot shall not affect such lien. However, the sale of transfer of any Lot pursuant to mortgage or deed of trust foreclosure or any proceeding in lieu thereof, shall extinguish such lien as to payments which become due prior to such sale or transfer. No sale of transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof. No amendment to this Article VII shall affect the rights of the holder of any first mortgage on any Lot (of the indebtedness secured thereby) recorded prior to the recordation of such amendment unless the holder thereof (or the indebtedness secured thereby) shall join in the execution of such amendment.