

violation of the Governing Documents, including the power and authority to evict the Tenant on behalf and for the benefit of the Owner. If the Association files an eviction action against the Tenant, any costs, including reasonable attorney fees and court costs, incurred by the Association will be assessed against the Owner and the Association has the right to collect such sums in the same manner as the collection of annual assessments.

- c. The Association is a third-party beneficiary of the terms of each Lease between an Owner and a Tenant. In the event that any Tenant violates any provision of the Governing Documents, the Association has the right to demand that the owner take legal action to permanently remove the Tenant from the Lot.

- III. Section 6.4 "Antennas" is deleted in its entirety and the following new Section 6.13 is substituted in its place:

Section 6.4. Antennas. Except for those antennae that are permitted under the Federal Telecommunications Act 1996, no television, radio, or other electronic towers, aeriels, antennae, including ham radio antennae, satellite dishes or device of any type for the reception or transmission of radio or television broadcasts or other means of communication can be erected, constructed, placed or permitted on any Lot.

- IV. Section 6.13. "Signs" is deleted in its entirety and the following new Section 6.13 is substituted in its place:

Section 6.13. Signs.

No signs whatsoever (including, but not limited to, commercial, advertising and similar signs) can be erected or maintained anywhere on the Property including, but not limited to, the inside or outside of windows in any building located on a Lot, except:

1. Such signs as may be required by legal proceedings;
2. Not more than one residential identification sign with a total face area of 36 square inches or less for each Lot; and
3. One "for rent" or "for sale" sign not larger than three square feet as designed by the Architectural Committee is permitted. No other "for rent" or "for sale" signs are permitted.

- V. The following additional Sections are added to Article 6, Permitted Uses and Restrictions:

Section 6.18. Pest Control. Each Owner is responsible for providing termite control and other pest control for the Lot and for repairing any damage to the Lot, any adjacent Lot or the Common Areas adjacent to the Lot caused by the Owner's failure to provide adequate pest control. In the event that there is a termite warranty applicable to the Lot, each Owner acknowledges that the installation of concrete in excess of what was originally installed, or additional landscaping in the rear yards could void such termite