

subject to the easements, restrictions, covenants, conditions, and liens herein set forth, which covenants are designed for the purpose of keeping the property uniform and to ensure the highest and best residential development of such property. This Declaration shall constitute covenants to run with the land and shall be binding upon all parties having a right, title or interest in the above-described property, their heirs, successors, and assigns and shall ensure to the benefit of each owner thereof.

1. **USE:** The property shall be improved, used and occupied for residential purposes. Any commercial or business activity that is conducted on any portion of the property must be approved by the Developer or Association.

2. **CONSTRUCTION APPROVAL:** Prior to the construction of any residential home, outbuilding, fence, wall, other structure, or installation of a storage shed, the owner of any lot shall submit in detail the plans concerning proposed construction or installation to the Developer for approval. The Developer shall have a period of thirty (30) days from receipt of said plans within which to accept or reject or suggest modifications to the plans. The owner must have written approval from the Developer prior to commencement of construction or installation. All exterior construction must be completed within one year after being commenced, including construction of graveled or paved driveways, walks and lawns. Any driveway that blocks a roadway drainage ditch must have a culvert installed of adequate size to allow passage of water to avoid erosion of the roads.

3. **PETS AND OTHER ANIMALS:** Except as hereinafter specified, no animals, livestock or poultry of any kind shall be raised, bred or kept on any lot.

Dogs and cats may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. Any other domestic animal kept on any lot must be approved by the Developer or Association. The number of dogs, cats, or other domestic animals kept shall be approved by the Developer or Association. One dog kennel run shall be allowed per lot. Dog kennel runs shall be a maximum of 120 square feet and the location must be approved by the Developer or the Association. All animals shall be confined to the property owner's lot.

Equine may be kept per Special Animal Keeping Regulations, as outlined in Section 204 of the Pennington County Zoning Ordinance, provided there shall not be more than one (1) such animal per three (3) acres unless otherwise approved by the Developer or Association. Overgrazing of the land and accumulations of manure shall be prohibited. If the Association and/or Developer determine that overgrazing of the land has occurred and the lot owner does not take corrective action within 15 days of receiving written notice of overgrazing, then the Association or Developer may impose a fine and/or remove the animals from the property. Any and all costs incurred by the Developer or Association in enforcing these provisions shall be charged to the homeowner. All feed and bedding transported in for equine shall be certified weed free.

4. **STRUCTURES:** The exterior surfaces of all structures shall be neutral or earth tone in color. No pastel colors shall be allowed. Outbuildings shall have the same color scheme as the principal residence, unless otherwise approved by the Developer. The provisions of Section 2 herein apply to the construction of all outbuildings. An enclosed