

16. No clear cutting of trees shall be allowed on the lots. Select cutting for home placement and landscaping around the home will be permitted. The lot owner shall be solely responsible for the cost of landscaping the property.
17. The lot owners and 509823 N.B. Inc.(Grand Lake Paradise Villa) shall jointly form a committee which will be responsible for maintenance of the roads and beaches.
18. 509823 N.B. Inc.(Grand Lake Paradise Villa) may charge each lot a yearly service fee for road and beach maintenance in the minimum amount of \$300.00
19. Each lot must install an outdoor light, which shall be at least PR 115 or similar standard and shall be approved by 509823 N.B. Inc.(Grand Lake Paradise Villa) prior to installation.
20. No building shall be erected upon the said lands unless the same buildings are landscaped and the ground, lawns and shrubbery are prepared and maintained in such a manner as to be neat and in keeping with the general appearance of the building erected thereon.
21. No claim shall be made against the transferor for any damages arising from the raising or lowering in level for the purpose of grading of any roadway or roadways bounding the said lands, whether such raising or lowering is caused or effected by the transferor or his agents or otherwise.
22. The transferor may waive, alter or modify these restrictions in respect to any lot or lots upon the said lands without notice to the owner of said lots or notice to any other lot.
23. The transferee agrees to obtain from any subsequent purchaser or transferee a covenant that said purchaser or transferee shall observe the restrictions herein set forth.
24. The invalidity or unenforceability of any provision of this agreement will not affect the validity or enforcement of any other provision of this agreement, and any invalid provisions will be severable.
25. The front entrance of the house is to face the roadway.