

18. All fencing placed at road frontage, within the 10 ft. landscape easement, must be maintained by lot owner and cannot be cut out more than 15' for driveway entrance. This fence is located within the landscape easements that run parallel with the roads and extends 10ft. into each lot along frontage. This fence cannot be removed by any lot owner and is to be maintained by each lot owner. Any additional fencing that may be done must match the existing fencing in materials, color and size must be approved by the Developer in writing.
19. All yard areas, right-of-way, and landscaping easement must be maintained in a neat and orderly fashion. Each homeowner or lot owner is responsible for mowing everything within the right-of-way and landscaping easements, in front of their lot, extending to the road and within the cul-de-sac areas.
20. ALL PLANS HAVE TO BE APPROVED BY THE DEVELOPER IN WRITING. This includes, but not limited to, house plans, garage plans, swimming pools, outbuildings, barns, fences, dog pens, mail boxes, signs, satellite dishes, driveways and any other item built or assembled on any lot. These plans must show or describe the TYPE, STYLE, COLOR and SIZE of all outside building materials. It is the intent of these restrictions that the Developer shall insure a uniform aesthetically pleasing subdivision without the utilization of garish colors or architectural designs.
21. The Developer of this subdivision reserves the right to enter upon any lot for the purpose of cutting grass, trimming trees and shrubs or generally cleaning up such lot if the same reasonably requires, charging the expense thereof to the owner thereof, which shall become a lien of the lot if not paid.
22. When the majority (13 or greater) of the lots have been sold by Parker Brothers, LLC., the lot owners in this subdivision, shall cause to be created, and become members of the Nestledown Crossing Homeowners Association which will then be specifically authorized to determine charge and collect a maintenance fee from all lot owners including the Developer, in order to pay the expenses of the operation, care, beautification, upkeep, maintenance of right of ways, landscape easements, any common areas and entrance. The maintenance fee charged shall be charged per lot. Each lot owner shall have one vote.
23. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the provisions which shall remain in full force and effect.