

13. No private agreement of any adjoining property owners shall modify or abrogate any other of these restrictive covenants nor the obligations, rights and privileges set forth in the restrictive covenants with respect to said section of said subdivision.

14. The restrictions, covenants, conditions, limitations, and agreements herein contained shall run with the land and shall be binding upon all persons purchasing, leasing, subleasing or occupying any residence in the Scenic View Subdivision from and after the date upon which this instrument has been duly recorded. Any and all instruments of conveyance or any interest in all or any part of the unit or units erected in this subdivision shall contain a reference to same in said instrument and be subject hereto, provided, however, that the violation or breach of any covenant, reservation, or condition shall not defeat nor render invalid the lien of any mortgage or deed of trust made in good faith and for value upon said residence, and except as hereinafter provided, each and all of said covenants, restrictions and conditions shall be binding upon and effective against any owners of said premises who title thereto is acquired by foreclosure, trustee's sale, or otherwise, from and after effective date of any such conveyance.

15. If the parties hereto, or their heirs or assigns, shall violate or attempt to violate any of the covenants and restrictions herein set out, it shall be lawful for any one person or number of person owning any lots within said subdivision to prosecute any proceedings either in law or in equity against the person or person violating or attempting to violate any such covenants or restrictions, and either to prevent him or them from doing so or pursue any other remedy at law to which he or they may be entitled for such violation.

16. All lot owners shall provide off street parking and/or storage for all automobiles owned or used by members of the household and shall not leave such automobiles parked or standing on any public street in the subdivision. No non-