

ARTICLE 10
REPAIR, MAINTENANCE AND DRAINAGE

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10.4 Exterior Maintenance of Dwelling Units. Each Villa Lot Owner shall be responsible for the maintenance, repair and replacement of the exterior surfaces of his Dwelling Unit, in conformance with the general state of maintenance and average appearance of other Dwelling Units. The Villa Lot Owner shall obtain prior written approval from the Architectural Review Board for any exterior painting to the Dwelling Unit. It is the responsibility of the Villa Lot Owner to purchase the matching colors for each of the sections of the Unit to be painted. The Association shall provide, upon request, the paint manufacturer and code numbers for all paints. Roofs shall be shingle and may only be repaired or replaced with: 1) CertainTeed Landmark Silver Birch, 2) CertainTeed Landmark Resawn Shake, or 3) Timberline Ultra 30 year Shingles by GAF Weathered Wood. ~~Likewise, the Villa Lot Owner shall purchase the proper roofing shingle for each development phase, for shingle repair or re-roofing. The Association shall provide, upon request, the manufacturer and shingle colors.~~ In the event a Villa Lot Owner shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board, the Association shall have the right to enter upon said parcel and to repair, maintain, and restore the Lot and the Dwelling Unit's exterior and any other improvements erected thereon. The cost of such exterior maintenance, together with an Administrative Fee equal to 10% of the total expense, shall be added to and become part of the assessment to which such Lot is subject. Such assessment shall be collectible by way of the assessment claim of lien as is permitted in Article 5 of this Declaration.