

## **ARTICLE III**

### **ARCHITECTURAL CONTROL**

No building, wall, fence or other structure shall be erected or maintained upon any building site, and no alteration in the exterior of any building or structure for which it is necessary to secure a permit from the appropriate municipal or other governing authority, nor any other permanent alteration in the exterior of any building or structure shall be made unless and until complete plans and specifications therefore, showing the nature, design, height, material, color scheme and location on the lot of the proposed structure or altered structure are submitted to and approved in writing by Association, and Association shall refuse to approve of any structure or proposed structure or proposed alteration thereof if the same does not conform to the requirements laid down in this Declaration or does not conform to and is not in harmony with the general design and scheme of improvements in the area. Without the written consent of Association having been obtained, no fence or wall shall be erected or maintained on any building site nearer to any street than the fence installed at the time of the original construction of the dwelling house to which the fence or wall is appurtenant, or, if the location of such originally installed fence is not ascertainable, then not nearer to the front street line than the building setback line, nor without like written consent shall such fence, hedge or other enclosure be permitted having a height greater than six feet above the surface of the ground, as originally graded or terraced by Declarant on either side of the fence, hedge or enclosure, nor without like written consent shall any clothes line or clothes pole or other similar structure, except a rotating clothes dryer located in the rear of the dwelling house be permitted, nor without like written consent shall any radio or other aerial be erected or maintained except at the rear of a building or structure. Any proposed change in color on the exterior of any structure must be submitted to and approved in writing by Association before such change is made.