

ARTICLE IV

SLOPE CONTROL AREAS

If at the time of the sale of any building site by Declarant there exists any area in that portion of said site having a slope or grade in excess of 25%, which said area is hereinafter called a "slope control area," then, without the written consent of Association, said slope control area shall not be altered nor shall any structure, planting or other material be placed or permitted to remain, or other activities undertaken, thereon which may damage or interfere with established slope ratios, create erosion or sliding problems, or which may change the direction of the flow of drainage channels or obstruct or retard the flow of water through drainage channels. The slope control areas within any lot and all improvements in them shall be maintained continuously by the owner of such lot, except for those improvements for which a public authority or utility company is responsible. Upon failure of the owner to comply with the requirements of this paragraph, the Association may at its option, after ten days' written notice to the owner, restore or alter such slope control areas to the condition in which they are required to be kept pursuant to the provisions of this paragraph, and may so maintain the same, and reasonable costs and expenses of such restoration, alteration and maintenance shall be paid for by the owner. In any suit brought by the Association to collect such indebtedness, the Association shall be entitled to recover, in addition to such costs and expenses, reasonable attorneys' fees to be fixed by the Court.

Declarant shall for a period of one year following Declarant's sale and deed of any particular building site have the right but not the obligation to enter upon the said site and maintain the slope control areas, if any, thereon so that they shall conform to the requirements of this Article IV. An easement of reasonable access for said purpose is reserved to Declarant, and the purchaser by the acceptance of a deed from Declarant shall take title subject to such easement for said period of one year.