ARTICLE XII

LANDSCAPING

No portion of any building site between the street line and the main residential building or structure thereon shall be used for the planting or growing or garden vegetables. The major portion of all yard areas must be kept in natural condition or lawns or a combination thereof with ornamental rock or approved ground cover such as ivy, ajuga, etc., unless otherwise permitted in writing by Association, and shall be kept and maintained by the owner or lessee in a good and husbandlike manner under the direction of such Association without the right of removal, replacement or substitution thereof except by written permission of the Association. Upon failure of owner to comply with this paragraph after fifteen days' written notice, the Association may, at its option, restore such -portion of lot and such area to the condition in which it is required to be kept pursuant to the provisions of this paragraph, and may so maintain the same, and the reasonable costs and expenses of such restoration and maintenance shall be paid for by such lot 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. The Association shall also have the authority to cut and remove all weeds and other plant or building materials on any lot which is declared to be a fire hazard by the fire protection authorities having jurisdiction; and the cost of such action shall be assessed to the owner of the property receiving the service reasonable required by assessment or inclusion in the tax bills levied by the County of Santa Clara, whichever method may be selected by the Association's Board of Directors.