

guidelines established by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association or an institutional lender who holds a loan secured by property subject to this Declaration, Declarant, without need of a vote of Owners, may adopt such amendments.

13) RESERVED

- 14) Should any one or more of these said covenants or restrictions be or become invalid or unenforceable, the remaining covenants and restrictions be or become invalid or unenforceable, the remaining covenants and restrictions herein set forth shall not be affected thereby, but shall remain in full force and effect in accordance with the terms hereto.
- 15) Each and every tract must be sodded, sprigged or seeded and landscaped so as to present a neat appearance at the time of occupancy. No dish antenna or satellite receiving antenna may be constructed, installed, or used on any tract or on any structure built on a tract without the written approval of the Architectural Control Committee. All driveways and/or parking pads shall be paved with asphalt, concrete, or other similar material. A natural drive may be permitted upon approval of the Architectural Control Committee. No residence shall be occupied prior to the driveway and/or parking pad being completed with the hereinabove stated material.
- 16) Sewage disposal systems shall meet state or county specifications and shall be designated, located and constructed in accordance with the requirements, standards and recommendations of the Berrien County or Georgia Department of Public Health. Approval of such systems as installed shall be obtained from such authority.
- 17) No person shall occupy the dwelling house until the main residence is completed and a Certificate of Completion and compliance with these covenants is issued by the Architectural Control Committee.
- 18) The Architectural Control Committee (which shall serve at the pleasure of the Declarant) initially shall be composed of **NATHAN LIVINGSTON, COLE LIVINGSTON AND ASHLEY LIVINGSTON**, all residents of **Lanier County**, Georgia. All plans and location of dwelling must be approved by the Architectural Control Committee. Written approval from two (2) of the above three (3) named individuals is required for any approval as set forth under these restrictive covenants. In the event of the death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor their designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.