

Section 15. Hot Tubs, Spas and Pools. No Lot shall have a hot tub, spa or pool that is visible from any street. Any hot tub, spa or pool shall be drained and maintained in such a manner as not to release water on any other Lot or the Common Area.

Section 16. Infections, Plant Diseases or Insects. No Owner shall permit anything or condition to exist upon any portion of the Owner's Lot that shall induce, breed or harbor infections, plant diseases, vermin or noxious insects.

Section 17. Leases.

(a) Lease of a dwelling purchased after December 8, 2008 from the Declarant or a dwelling transferred by sale, gift, devise or otherwise from a current owner after December 8, 2008 shall not be allowed. Each dwelling purchased after December 8, 2008, or resold or transferred in any way by a current owner after December 8, 2008, shall be occupied only by the Owner and the Owner's immediate family.

(b) Owners who are permitted herein to lease their Homes must provide tenants with a copy of the Association rules, as well such amendments or updates to those rules that may be enacted from time to time. No less than ten (10) calendar days prior to entering into any Lease, the Owner shall provide the Association with a proposed copy of the written lease agreement and such forms and other background information as may be required by the Board of the Association. The Association reserves the right to withhold consent to any Lease where it reasonably concludes that the proposed tenant poses a danger or potential danger to the health and well-being of the Members, and such consent shall not be unreasonably or unlawfully withheld.

Section 18. Quiet Enjoyment. No noxious, offensive or illegal activity shall be carried on, in or upon any Lot or any part of the Properties, nor shall anything be done thereon that may be or may become an annoyance or nuisance to the neighborhood, that shall interfere in any way with Owners' quiet enjoyment of their respective Lots, or that shall increase the rate of insurance in any way. Examples of activities that can threaten an Owner's quiet enjoyment include, but are not limited to:

- (a) prolonged barking of an unattended dog;
- (b) playing loud music; and
- (c) conversing in the Common Areas in a loud and boisterous manner.

Section 19. Residential Use

(a) Except as otherwise provided in this Declaration, each Home shall be used as a residence and for no other purposes, and there shall not be constructed or maintained upon any Lot more than one single-family residence.

(b) Except as otherwise provided in the CC&Rs, the Common Area shall be used for recreational, social, and other purposes directly related to the single-family use of the Lots authorized under this Declaration.