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like manner to the lien for Assessments shall attach to the Owner's property, and costs of collection and reasonable attorney fees shall be added to any judgment entered on behalf of the Association.

**Section 4. Access to Lots and Easements.** The authorized representatives of Declarant, the Association, the Board, and the Managing Agent shall be entitled to reasonable access to any Lot as may be required in connection with maintenance, repairs, or replacements of or to the Common Elements, including, but not limited to, access to any easements reserved, granted, or created by any Shaker Meadows New Phase subdivision plat or of any portion of the Real Estate for such purposes.

**Section 5. Storm Water Quality and Best Management Practices.** This Community has been designed and developed in accordance with Franklin's Storm Water Drainage Ordinance. The Ordinance requires the Community to install and maintain devices known as Best Management Practices ("BMPs"). BMPs are designed to filter impurities in the storm water runoff from the Community, preventing impurities from entering into creeks, streams, and rivers and are generally located near the detention ponds at the outlets of the storm sewers. Over time, as these impurities are collected within the BMPs, it will become necessary to have the impurities removed. Upon recording of the plats for the Community, the Association shall become responsible for the operation and maintenance and any costs or fees associated with all BMPs installed in the Community.

As part of the pre-construction approval process, Franklin requires that "BMP Operation and Maintenance Manuals" be submitted for the Community. All BMP Operation and Maintenance Manuals that have been submitted are incorporated by reference into this Declaration. Any additional BMP Operation and Maintenance Manuals submitted for the Community shall also be incorporated into this Declaration by reference.

## **ARTICLE IX ARCHITECTURAL STANDARDS**

Nothing, including any fence, deck, retaining walls, recreational equipment (including basketball goals, swing sets, and play sets, or other play equipment), or any structure, storage shed, doghouse, or other improvements, shall be erected on any Lot, and no construction (which includes staking, clearing, excavation, grading, and other site work), no exterior alteration or modification of any Dwelling Unit or other improvements, and no plantings or removal of plants, trees, or shrubs shall take place except in strict compliance with this Article, ~~and~~ any other applicable provisions of this Declaration, and any applicable local zoning regulations; until the requirements below have been met; and until the approval of the Committee has been obtained under Section 1 below.

This Article shall not apply to the activities of Declarant nor to construction or improvements or modifications to the Common Elements by or on behalf of the Association.