

proposed Dwelling or Improvement on the Lot have been approved in writing by the Declarant. The plans and specifications and the site plan for a proposed Dwelling or Improvement shall be submitted to the Declarant in duplicate, and the Declarant shall be entitled to retain one copy of such plans and specifications and site plan, whether or not the Declarant approves the proposed Dwelling or Improvement. The plans and specifications and the site plan for a proposed Dwelling or Improvement shall be in such form and in such detail as the Declarant shall require to describe fully all of the materials and the construction techniques to be used in the proposed Dwelling or Improvement and the proposed location of the proposed Dwelling or Improvement on the Lot. If the Declarant shall approve a proposed Dwelling or Improvement to a Lot, such proposed Dwelling or Improvement shall be constructed, erected or placed on the Lot strictly in accordance with the plans and specifications and the site plan for such proposed Dwelling or Improvement which were submitted to and approved by the Declarant. The Declarant may refuse to approve any proposed Dwelling or Improvement and/or the proposed location of a proposed Dwelling or Improvement on a Lot for any reason, including, but not limited to, purely aesthetic reasons, and the approval or rejection of any proposed Dwelling or Improvement or the proposed location of a proposed Dwelling or Improvement on a Lot shall be in the sole and absolute discretion of the Declarant. The Declarant shall have the right to charge the owner of a Lot a reasonable fee, due and payable to the Declarant immediately and on demand, for the review of the plans and specifications and the site plan for a proposed Dwelling or Improvement on that Lot, but no lien or charge shall arise against the Lot for the payment of such fee. The term "Improvement" shall also include the alteration of any exterior surface of any existing Dwelling or Improvement, and the plans and specifications for any such alteration shall be submitted to the Declarant for its approval in the manner set forth in this paragraph. If the Declarant shall fail to approve or disapprove of the plans and specifications and the site plan for a proposed Dwelling or Improvement within thirty (30) days after the date on which the plans and specifications and the site plan for such proposed Dwelling or Improvement are delivered to the Declarant and if such proposed Dwelling or Improvement will not violate any of the Covenants expressly set forth in this Declaration other than the Covenants contained in this paragraph, then in such events the plans and