

Section 6.24 Architectural Standards/Design Guidelines. The Committee shall adopt guidelines which will clarify the types of designs and materials that will be considered in design approval. These guidelines shall be known as "Architectural Standards/Design Guidelines and Construction Regulations of The Orchard Subdivision."

Section 6.25 Modifications. No permission or approval shall be required to repaint in accordance with an originally approved color scheme, or to rebuild in accordance with originally approved plans and specifications. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of his or her Unit, or to paint the interior of his or her Unit any color desired.

ARTICLE VII LAND USE AND OTHER RESTRICTIONS

Section 7.1 Limitations and Restrictions. All Lots and Units shall also be held, used and enjoyed subject to the following limitations and restrictions and the Committee shall also have jurisdiction over the matters set forth in this Article. The strict application of the following limitations and restrictions in any specific case may be modified or waived in whole or in part by the Committee if such strict application would be unreasonable or unduly harsh under the circumstances. Any such modification or waiver must be in accordance with written guidelines or rules promulgated by the Committee.

Section 7.2 Land Use and Building Type. No Unit shall be used for any purpose other than residential purposes as generally defined or for a home occupation so long as such occupation is allowed by the official Development Plan of The Orchard and any other development documents and rules and regulations of Jefferson County pertaining to the Property.

Section 7.3 Building Locations and Height Restrictions. The Committee shall approve the location and height of any structure placed on any Lot. Such approval must be obtained before commencement of any construction or alteration in accordance with ARTICLE VI.

Section 7.4 Temporary Structures. No temporary house trailer, tent, garage or outbuilding shall be placed or erected upon part of a Lot or on any portion of the Common Area except with the prior written approval of the Committee obtained in each instance. No Unit located upon the Property shall be occupied in any manner at any time prior to its being fully completed in accordance with approved plans nor shall any Unit when completed be in any manner occupied until there is compliance with all requirements, conditions, covenants, and restrictions under the Declaration and in accordance with all ordinances and regulations of any governmental entity or special district having jurisdiction over the Property.

Section 7.5 Restrictions on Garbage and Trash. Each Owner shall keep all of his or her trash, garbage, or other refuse in a container screened from view and out of the front yard or in his or her garage. Garbage, trash or waste shall be disposed of in such manner as may be

