

(7) In the event that any tract owner desires to introduce a water line and/or underground utility such as electric or telephone wires within the right-of-way of said Easement, such usage shall be permitted subject only to the immediate restoration of the Easement by the party introducing such water line and/or underground utility.

(8) This Easement shall not be used except for ingress and egress and the introduction of utilities as set forth in the above paragraph.

(9) This Easement shall not be used for parking motor vehicles. It shall be kept free and clear of all trash, debris, signs, garbage utensils and/or other unsightly obstacles. In addition, the grass and trees adjoining the subject easement shall be maintained by virtue of mowing, trimming and related maintenance by the owners of said tracts and shall be the responsibility of the owners.

(10) Each property owner shall be responsible for the installation and maintenance of a culvert in the existing swale under the owner's branch private driveway for the owner's individual lot, before any construction can begin.

(11) This Declaration shall be binding upon each person or persons or entity purchasing one of the aforementioned tracts as described in paragraph (2) of this agreement, their heirs, successors, assigns, administrators and personal representatives. Furthermore this agreement shall run with the land and shall be superseded by a Homeowner's Association Agreement to the extent that the Homeowner's Association Agreement is inconsistent with this Maintenance Declaration when said Homeowner's Association Agreement is both executed and recorded with the Clermont County Recorder.

(12) (a) The Purchasers/Vendees of tracts 24 and 25 are not affected by this Maintenance Declaration and are not responsible to join the Homeowner's Association.

(b) The Purchasers/Vendees of Tract 1, their heirs, successors and assigns, shall have use of the driveway access easement, for ingress and egress, but are not responsible to join the Homeowner's Association. If the owner of Tract 1 making use of said Easement for a purpose other than normal automobile traffic, such as construction or delivery to said property, requiring the introduction upon said Easement of heavy trucks and construction