

(2/3) of each class of members of the Association, provided that the annexation is in substantial accord with the general plan of development. Such annexation shall become effective upon the recording of an amendment to this Declaration in the Public Records of Dade County, Florida.

ARTICLE VII

LAND USE RESTRICTIONS

As long as there is Class "B" membership, the Developer shall have the right, from time to time, to file land use restrictions applicable to annexed properties that are not in conflict with the provisions hereof.

ARTICLE VIII

ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties nor shall any exterior addition to or change or alteration therein including a change of the building exterior paint color be made nor shall any improvements be made to the Common Space Limited (the planting of trees, shrubbery, or ground cover or the installation of a mailbox in said Common Space Limited shall not require prior approval) until the plan and specifications showing the nature, kind, shape, height, materials, and location of the same shall have submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plan and specifications have been submitted to it in writing, approval will not be required and this Article will be deemed to have been fully complied with. Nothing contained herein shall relieve the owner from the responsibility of obtaining proper governmental approvals and permits.

ARTICLE IX

MAINTENANCE OF EXTERIOR OF OWNERS PROPERTY

In the event an Owner of any Lot in the Properties shall fail to maintain the exterior of his premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors,