

16. Invalidation of a Covenant: Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
17. Duration and Renewals of Restrictions and Covenants: The restrictions and covenants provided for herein shall be binding until January 1, 1994 at which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless a majority of the lot owners vote to discontinue the restrictions before a ten-year extension begins.
18. Maintenance of Lot: Each owner shall keep his lot in an orderly condition and shall keep the improvements thereon in a suitable state of repair, promptly repairing any damage thereto by fire or other casualty. No lot shall be used in whole or in part for storage of rubbish of any character whatsoever and no trash, stored materials, wrecked or inoperable vehicles or similar unsightly items shall be allowed to remain on any lot outside an enclosed structure; provided, however, that the foregoing shall not be construed to prohibit temporary storage of materials during construction, temporary accumulation of rubbish during construction, and temporary deposits of trash and rubbish for collections by governmental or other organized trash removal units.
19. Waivers of Violations of Building Line Restrictions: In the event of the violation of any of the building line restrictions set forth herein, owners (or their heirs or assigns) hereby reserve the right, by written agreement of waiver, to waive