

an exclusive permanent easement for the purpose of constructing a fence over a portion of the adjoining lot and following completion of construction the said owner shall be entitled to the exclusive use of the area defined by said fence. Said owner shall not be required to maintain said fence but it shall be maintained by Association. An easement in favor of Association is granted over the adjoining property for the purpose of going on the same to perform said maintenance responsibilities. Said maintenance shall be carried out at reasonable times and without damage to adjoining parties property. At such time as said fence has been built, an as built survey showing the exact location of the fences shall be recorded in the RMC Office for Greenville County at which time the easement area shall be established and become permanent. Said easement shall be considered an easement appurtenant and a covenant running with the land.

#### ARTICLE X.

#### USE RESTRICTIONS

Section 1. Rules and Regulations. The Board of Directors of the Association shall have the power to formulate, publish, and enforce reasonable rules and regulations concerning the use and enjoyment of the yard space of each lot and the common area. Such rules and regulations, along with all policy resolutions and policy actions taken by the Board of Directors, shall be recorded in a Book of Resolutions, which shall be maintained in a place convenient to the owners and available to them for inspection during normal business hours.

Section 2. Use of Property. Each building, the residences therein, and the common area and facilities shall be for the following uses and subject to the following restrictions, and, in addition, to those set forth in the By-laws.

(a) All buildings and the common area and facilities shall be used for residential and related common purposes. Each residence may not be subdivided and shall be used as a single-family residence and for no other purpose except that the Declarant may use one or more residences for offices and/or model residences for sales purposes.

(b) Nothing shall be kept and no activity shall be carried on in any building or residence or on the common area and facilities which will increase the rate of insurance, applicable to residential use, for the property or the contents thereof. No owner shall do or keep anything, nor cause or allow anything to be done or kept, in his residence or on the common area and facilities which will result in the cancellation of insurance on any portion of the property, or the contents thereof, or which will be in violation of any law, ordinance, or regulation. No waste shall be committed on any portion of the common area and facilities.