

2. An exclusive easement in, around and to the well, pump house, spring and reservoir, which easement shall extend over an area within a two hundred (200') foot radius from the center of the well as shown and located on the drawing attached hereto as Exhibit "A" (except that portion on the opposite side of the Geer Highway); together with the exclusive right to the use of said well, pump house, spring and reservoir.
3. An easement for the purpose of ingress to, and egress from, the water tank, well, pump house, spring, reservoir and all lines and fixtures comprising the water system to allow for the operation, maintenance and protection thereof.
4. An easement over property of the grantor adjacent to Lots Nos. 96 and 98 conveyed herein to allow for the construction, operation and maintenance of such septic tank drain fields as may be necessary to adequately serve said lots.

The easements conveyed herein are appurtenant to the premises conveyed hereby.

The grantor herein further imposes the following restrictions and protective covenants over the remainder of its property within the area of Caesar's Head not conveyed herein:

1. No activity shall be carried on, nor shall any improvements be erected nor any grading or excavating be undertaken which shall in any way contaminate or adversely affect the well, springs, reservoir or other water source utilized by the grantee herein.
2. The area within a two hundred (200') foot radius of the center of the present well (except that portion on the opposite side of the Geer Highway) shall be left in its natural state and condition and no improvements shall be erected thereon nor shall any trees or shrubbery be cut without the express written consent of the grantee herein.

The foregoing covenants and restrictions are to run with the land and shall be binding on the grantor and its successors and assigns so long as the grantee herein, its successors and assigns, retains any interest by way of easement or otherwise in the said water sources.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the grantee hereinabove named, CAESAR'S HEAD COMMUNITY CENTER, INC., Its Successors and Assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, CAESAR'S HEAD COMMUNITY CENTER, INC., its successors and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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