

as hereinafter provided, shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling and one small accessory building which may include a detached private garage and/or servant's quarters, provided the use of such dwelling or accessory building does not overcrowd the site, and provided further, that such structures are not used for any activity normally conducted as a business. The accessory building may not be constructed prior to the construction of the main dwelling.

Section 6. A guest suite or like facility without a kitchen may be included as a part of the main building or accessory building but such suite may not be rented or leased except as a part of the entire premises, including the main dwelling, and provided, however, that such guest suite would not result in overcrowding the site.

Section 7. It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly or unkempt conditions of building or grounds on such lot which shall tend to substantially decrease the beauty of the specific area or of the neighborhood as a whole. No cookout grills, lawn furniture, garden tools or other items of personal property of any kind may be left outside of that portion of any Lot covered by a Dwelling Unit or bounded by approved fence or wall.

Section 8. No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. There shall not be maintained any plants or animals, or device or thing of any sort whose normal activities or existence is in any way noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of other property in the neighborhood by the owners thereof. There shall not be maintained on the property any truck, trailer, including a boat trailer, recreation vehicle or commercial vehicle.

Section 9. In order to implement effective insect, pest and woods fire control, the Company and the Association reserve for themselves and their agents the right to enter upon any residential lot on which a residence has not been constructed and upon which no landscaping plan has been implemented (with prior written approval of the Company for such plan), such entry to be made by personnel with tractors or other suitable devices, for the purpose of mowing, removing, clearing, cutting or pruning underbrush, weeds or other unsightly growth, which in the opinion of the Company or the Association, detracts from the overall beauty, setting and safety of Chanticleer Townhouses. Such entrance for the purpose of mowing, cutting, clearing or pruning shall not be deemed trespass. The Company and its