

any condominium unit or similar ownership unit which may hereafter be created under the Horizontal Property Regime Act of South Carolina or any similar statute, and including the owner of the parcel entitled Club/Fitness Center Site in the plat (hereinafter referred to as "Club Site"), a perpetual non-exclusive easement of right-of-way over all areas designated as roads, streets, or roadways on the Initial Plat and on any supplemental plat prepared and recorded as set forth in Section 1 hereof. Said easement and right-of-way is granted for the benefit of owners of all such properties and shall be deemed to run with the land. The easement and right-of-way created hereby shall be limited to the use of such roads and roadways for ingress, egress, and movement within the Property. Said easement and right-of-way may be enjoyed and utilized by all parties to whom such easement and right-of-way is granted above in this Section 2, and to their assignees, lessees, guests, invitees, and licensees; and to the assignees, guests, lessees, invitees, and licensees of any successor owners of the fee simple title to any of the lots, condominiums, parcels, or other forms of property ownership referred to above.

Section 3. Restrictions on Use. No building or other improvement of any kind shall be constructed upon or placed upon any numbered lot in the Subdivision except as specifically permitted herein. Such lots may be used only for the construction of single family residential dwellings. No more than one building may be located on any numbered lot. No portion of any building or other structure shall be located on or protrude into any area between any property line and the building setback line or buffer zone line relating to such property line, as shown on the Initial Plat or any supplemental plat. No mobile homes, house trailers, outbuildings, or any temporary structures shall be placed on any numbered lot either temporarily or permanently, except that the Developer may elect to utilize such structures for temporary office space. No lot shall be used for vehicle repair work, whether performed by the owner or other parties. All boats and equipment utilized with boats, including boat trailers, and all

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