

however, that such expense shall not exceed \$50.00 annually, per lot.--The Whippoorwill Development Company, Inc. may likewise enter upon said land to remove any trash which has collected on said lot at the expense of the owner; provided, however, such expense for the removal of trash may not exceed \$20.00 annually.

- 1) In the event any owner desires to sell his or her property with its improvements, if any, then said property shall be first offered for sale to the Whippoorwill Development Company, Inc. at the same price at which the property is about to be sold, and the Whippoorwill Development Company, Inc. shall have 15 days within which to exercise its option to purchase said property, and should it fail or refuse (within the said 15 days after receipt of sworn notice setting forth the price and terms at which the said property is about to be sold) to exercise its option to purchase said property at the price and under the terms at which it is about to be sold, then the owner of said property shall have the right to sell said property subject to all the covenants and limitations herein contained.
- m) No commercial signs shall be erected or maintained on any lot except with the written permission of the Corporation.
- n) No private water wells may be drilled or maintained on any residential lot so long as Whippoorwill Development Company, Inc., its agent, successors, or assigns, maintain a water distribution line within fifty (50) feet of such lot with an average daily water pressure in such line adequate for normal household use of dwellings served by such distribution line. No septic tank shall be permitted on any lot in these areas where sewerage lines are maintained within fifty (50) feet of said lot, but those areas where there are no sewerage lines available, all sewerage disposal shall be by means of a septic tank, approved by the South Carolina Board of Health or proper public health authorities. A letter from said authority being sufficient proof that this requirement has been complied with. All residences having a septic tank as a result of the unavailability of sewerage lines, shall discontinue the use of the septic tank no later than 12 months after sewerage lines are available. Under no circumstances will sewerage be emptied or discharged in the lakes or any waters on the property.
- o) No large trees (diameter six (6) inches and larger measured two feet from ground level) may be removed without the written approval of Whippoorwill Development Company, Inc. unless located within ten (10) feet of the main dwelling.
- p) No dock, jetty, pier or like structure may be constructed from any lot into the water or any ponds or lakes on property unless first approved in writing by Whippoorwill Development Company, Inc.
- q) Each lot owner shall provide covered receptacles for garbage in a screened area not generally visible from the road, or provide underground covered receptacles, or like facility, in accordance with reasonable standards established by Whippoorwill Development Company, Inc.

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