

Declarant, its successors and assigns, reserves the right to accept and grant easements to public authorities for utilities for water, sewer, electricity, gas, television, and telephone.

XXVIII.

APPOINTMENT OF POWER OF ATTORNEY

Every purchaser of a unit shall purchase such unit and every mortgagee and lienholder thereof shall take title, or hold his interest with respect thereto, with notice of Declarant's plan of development as herein set forth, and, irrespective of the number of units constructed or purchased at the time any purchaser, mortgagee or lienholder acquires title or interest in a residence, Declarant shall have and does hereby specifically reserve the right to construct no more than _____ square feet in future units, and, with respect to such unit, convey to the purchaser thereof the title to said unit and its appurtenant percentage of undivided interest in the common areas and facilities in various phases as shown in Exhibit "D".

Further, every purchaser, mortgagee of a unit, by his acceptance of a deed, mortgage or other conveyance therefor, and every lienholder who shall claim any interest therein hereby consents to Declarant's plan of development as herein set forth and each of them hereby covenants, represents, warrants and agrees for himself, his heirs, successors and assigns to execute and deliver to Declarant such documents, if any, as may be required in the opinion of Chicago Title Insurance Company or other title insurance company to effect the construction of phases, in furtherance thereof, each unit owner, mortgagee and lienholder, for himself, his heirs, successors and assigns, hereby nominate, constitute and appoint Declarant as his attorney-in-fact for the limited purpose of executing and delivering any such documents, if for any reason such unit owner, mortgagee or lienholder shall fail or refuse to execute and deliver the same, with such power of attorney being coupled with an interest and being irrevocable.

IN WITNESS WHEREOF, the undersigned corporation by its duly authorized officers hereby set its hand and seal the day and year first above written.

IN THE PRESENCE OF:

Richard Brady
Mark D. Foshager

AMERICAN SERVICE CORPORATION OF S. C. (SEAL)

BY: Ray J. Carter

