

become a nuisance to the neighborhood or nearby property nor destructive of wildlife.

2.24 Nuisances. No illegal, noxious or offensive activity shall be permitted or carried on on any part of the Real Property nor shall anything be permitted which may be or become a nuisance, a source of embarrassment, discomfort or annoyance to the neighborhood. All property shown on the Plat is hereby declared to be a wildlife sanctuary and any hunting of any wild birds or animals is hereby prohibited.

2.25 Concrete Blocks. No concrete blocks shall be used in the construction of any building or structure on any Numbered Lot which may be visible from the exterior after grading has been completed, unless the design thereof has been approved by the Architectural Committee.

2.26 Easements. Easements for the drainage of surface water as shown on the Plat are hereby reserved. Each owner of any property the subject of said easement shall keep swales located thereon planted with grass or other ground covers, free and unobstructed in a good state of repair and condition and shall provide for the installation of such culverts of his property as may be reasonably required for proper drainage.

2.27 Sewage Disposal. Sewage disposal shall be by connection to the public sewage system in compliance with the requirements and specifications of the South Carolina State Board of Health. Where connection to the public sewage system is not practical or feasible, a septic tank and drain field may be placed on a Numbered Lot complying with the specifications and requirements of the South Carolina State Board of Health.

2.28 Wells. No wells may be drilled or maintained on any part of the Real Property without first obtaining the written consent of Architectural Committee. In no event shall any individual water supply system or well be permitted on any part of the real property except for use to supply water for air conditioning, heating, and irrigation purposes and swimming pools and other exterior use.

2.29 Utility Easements. The Developer hereby reserves and is given a perpetual, alienable and releasable easement for the installation of utilities, (including water, electric, telephone, gas and sewer lines) over, in and under a five (5) foot strip parallel to, and tangent with, all side lot lines of any Numbered Lot, and over, in and under a ten (10) foot strip parallel to and tangent with all rear lot lines of any Numbered Lot, as well as in and to all easements for water, gas, drainage, electricity and sewage as specifically shown on the recorded subdivision Plat. The Developer shall have the unrestricted and sole right and power of alienating, conveying and releasing the easements reserved under the terms of this paragraph. All such easements, including those designated on the Plat, are and shall remain private easements and the sole and exclusive property of the Developer, its successors and assigns, unless conveyed and/or alienated to third parties for the purpose of providing utility services. The side and rear lot line easements herein granted in the event any Numbered Lot shall be resubdivided or replatted, as above provided, shall thereafter apply only to a Numbered Lot as resubdivided or replatted instead of applying to the Numbered Lot as originally platted, except that no resubdivision or replatting shall affect specific easements shown on the recorded Plat.