

Section 7. Reservation of Right of Developer to Grant Easements.

The Developer hereby reserves the right to grant easements to the proper public authorities for sewer lines and facilities, water lines, telephone lines and gas service lines.

Section 8. Binding Effect. The restrictions and burdens imposed

by this Master Deed are intended to and shall constitute covenants running with the land, and shall constitute an equitable servitude upon each Residence and its appurtenant undivided interest in General Common Elements and Limited Common Elements. This Master Deed shall be binding upon the Developer, its successors and assigns, and upon all parties who may subsequently become Owners of NORTHGATE TRACE HORIZONTAL PROPERTY REGIME, and their respective heirs, legal representatives, successors and assigns.

Section 9. Severability and Rule Perpetuities. If any provision

of this Master Deed or the By-Laws shall be held invalid, it shall not affect the validity of the remainder of the Master Deed and the By-Laws. If any provision of either said instrument would otherwise violate the rule against perpetuities or any other rule, statute, or law imposing time limits, then such provision shall be deemed to remain in effect until the death of the last survivor of the now living descendants of Doyle R. Peace, of Pickens County, South Carolina, plus twenty-one (21) years thereafter.

IN WITNESS WHEREOF, the undersigned partnerships by their partners hereby set their hands and seals the day and year first above written.

In The Presence Of:

Lucinda B. Osborne
John S. Johnson
Lucinda B. Osborne
John S. Johnson

GARRAUX ASSOCIATES, A South Carolina Limited Partnership

By: Doyle R. Peace
Albert S. Haywood
NORTHGATE ASSOCIATES, A S. C. General Partnership

By: Doyle R. Peace
Albert S. Haywood

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