

the Committee, such a waiver should be granted because of topography, the shape of any platted lot or any other reason which, in the opinion of the Committee, would make it impossible or impractical to comply with the established requirements. Provided, further, in the opinion of the Committee, such a waiver will cause no subject injury to any other lot owner. In no event may the Committee approve or ratify a violation of the front setback line of more than five (5) feet or of the side line of more than five (5) feet. In no event shall the Committee approve the resubdividing of a lot or changing the lot line unless such shall be done to add to and increase the size of an adjacent lot; provided, no such change shall decrease the frontage of any lot shown upon the plat by more than five (5) feet, unless the purpose and reason for subdivision is to divide the lot between the owners of the adjacent lots to thereby increase the size of both adjacent lots.

Such a waiver, whether for permission or ratification as provided in this paragraph, shall be done in writing in a manner that it can be recorded and it shall be binding upon all persons.

ARTICLE III.

All lots shall be subject to an initial membership fee and an annual assessment to Forrester Woods Recreational Center, Inc., hereinafter referred to as "the Corporation", the amounts of which shall be determined each year by the Board of Directors of the Corporation. The membership fee shall be due and payable on a particular lot upon recording of a deed transferring title to said lot and the annual assessment shall be due and payable on a pro-rated basis on a particular lot on the date on which an occupancy permit for said lot is issued by the City of Mauldin. Provided, however, that said membership fee and annual assessment charges referred to herein shall not apply to those lots transferred by the owner to YB Developers, Inc. or any successor corporation or other speculative builder. It is the intention of this proviso to exclude the development and construction companies from the payment of the membership fee and annual assessment until such time as