

6.4 In the event a lot is enlarged or a boundary line corrected as is provided for in these restrictions, any easement for drainage and utilities along side and rear lot lines as may be called for on the recorded plat shall be automatically moved to the new side line or rear line of the enlarged lot in place of the original lines.

6.5 College Properties, Inc. as owner/developer reserves unto itself, its successors and assigns, a perpetual easement and right of ingress and egress over all of the private roads for the purpose of entering upon and constructing future phases and development of Cliff Ridge Colony. It further reserves a perpetual easement unto itself, its successors and assigns to go on, over and under such property as may be necessary including the right to cut trees, bushes, or shrubbery and make gradings of the soil in order to economically and safely continue any services and utilities to additional phases and developments including poles, wires, cables, conduits, water, sewer, electricity, telephone, cable television lines and other similar equipment necessary to properly develop additional phases of Cliff Ridge Colony.

6.6 A perpetual easement and right of way for ingress and egress over all private roads and to U. S. Hwy. 276 is hereby granted to all owners of numbered lots. This right and easement of ingress and egress shall also apply to owners of future lots and condominium units in future phases as further development of Cliff Ridge Colony.

6.7 No type of "time sharing" or "interval ownership" (such as several different persons or entities owning the legal and/or equitable title to lots or having the right to use lots for certain periods of time) shall be allowed. Toward this end, all lots shall be owned at any time by not more than three separate persons or entities. However, a family (such as husband, wife, and/or children) shall count as one person or entity. Association Directors shall have the authority to modify or make additional regulations as may be necessary to implement this covenant.

6.8 It is anticipated that the two lots shown with the name "Thomas M. Marchant, III" lying between Lots 150 and 151, together with other property lying northeast of Lots 153 and 154, all as shown on the recorded plat of Phase I of Cliff Ridge Colonies, will, by separate agreement with the owners of said properties, become a part of Phase One of Cliff Ridge