

fence or wall. No fence or wall shall be placed or erected on any Lot closer to the front lot line for such Lot than the front exterior surface of the Dwelling erected on such Lot. Notwithstanding the foregoing, nothing contained in these restrictions shall be construed to imply the unreasonableness of Declarant for refusal to allow any fence or wall to be placed or erected on any Lots, as it is specifically the Declarant's intention not to allow any fence or wall to be placed or erected on Lots fronting on the golf course.

11. No Lot shall be subdivided or re-subdivided without the prior written approval of the Declarant.

12. The Declarant hereby reserves for the benefit of itself and its successors and assigns easements for the purpose of constructing, installing, maintaining, replacing, relocating and/or repairing gas, water, sewer, electricity, cable television and other utility or drainage works, pipes, wires, fixtures, systems and facilities and for such other purposes as the Declarant shall, in its sole discretion, deem necessary or appropriate for the development and sale of the Lots (a) within the areas designated as streets or as utility and/or drainage easements shown on those certain plats referenced in Exhibits A, B, C, D, E and F attached hereto (hereinafter referred to as the "Plat") and (b) of five (5) feet in width along the front, side and rear lot lines of each of the Lots. The easements reserved unto the Declarant and its successors and assigns in this paragraph shall run with the land and shall be binding on all persons and entities claiming title to any of the Lots under or through the Declarant and its successors and assigns.

13. All electrical, gas, telephone, cable television and other utility wires, lines, cables and pipes for utility services to the Lots shall be placed underground.

14. No Dwelling shall be constructed upon a slab foundation. Each Dwelling shall have a crawl space with metal vents between the ground floor and the supporting foundation for such Dwelling. All plumbing and roof vents and stairs for a Dwelling or an Improvement shall be in the rear of the Dwelling or the Improvement. No outside stairway shall be permitted for any Dwelling or Improvement. No storage tank or container shall be installed, placed or maintained above or below the ground on any Lot without the prior written consent of the Declarant.

15. No trailer, tent, shack, garage, barn or other Improvement placed or erected on any Lot shall be used temporarily or permanently as a residence.