

administration, enforcement and implementation of the Covenants set forth in this Declaration.

In each instance in which the Covenants provide that the owner or occupant of a Lot must obtain the approval of the Declarant before the owner or occupant of the Lot may perform certain acts with respect to the Lot, the Declarant may give such approval or consent or may refuse to give such approval or consent in the Declarant's sole and absolute discretion, and no owner or occupant of a Lot or other person or entity shall have any claim or cause of action against the Declarant for giving any such approval or consent or for refusing to give any such approval or consent.

The Declarant shall have the right to waive the application of any one or more of the Covenants to any one or more of the Lots and to permit a deviation from any one or more of the Covenants with respect to any one or more of the Lots. Any such waiver or permission for deviation must be in writing to be binding, effective and enforceable against the Declarant and the owners of the other Lots. No such waiver or permission for deviation for a particular Lot or group of Lots shall constitute a waiver or permission for deviation for any of the other Lots, and the Covenants shall remain fully binding and enforceable in their entirety against all such other Lots and the owners of such Lots.

On and subject to the provisions of this Declaration, each of the Lots is and shall be subject to the following Covenants:

1. No Lot or Lots shall be used for any purpose other than for single-family residential purposes. One (1) single-family residential dwelling not to exceed two and one-half (2-1/2) stories in height (hereinafter referred to as a "Dwelling") may be constructed on each Lot. No more than one (1) Dwelling shall exist on any Lot, and each Dwelling shall be designed and constructed for use and occupancy by only one (1) family and any attendant domestic servants.

2. No dwelling or building, wall, fence, swimming pool, pool house, boathouse, dock, pier, wharf, gazebo, deck, tree house, clothes line, bulkhead, aerial antenna, dog house, tool shed, or any other improvement or structure of any kind or nature (hereinafter individually referred to as an "Improvement") shall be erected, constructed or placed upon any Lot unless and until the plans and specifications for the proposed Dwelling or Improvement and a site plan showing the proposed location of the