

dwelling area". Provided, however, that Declarant, in its sole discretion, may develop certain sections of Palmetto Hall Plantation where lesser or greater minimum required square footage than as set forth above is required, all of which would be the subject of additional covenants and restrictions. Provided further that Declarant, or the ARB as Declarant's successor, may grant reasonable variances to this minimum square foot requirement where, in the discretion of the Declarant or the ARB, such variance is justifiable in light of specific circumstances and where such variance is no more than ten percent (10%) of the minimum required square footage.

Section 3.15: Animals. No animals, livestock or poultry of any kind shall be raised, bred, kept or pastured on the Property other than a maximum of three (3) household pets kept in any one residence. In order to preserve the aesthetic qualities of the Property, to maintain sanitary conditions on the Property, to prevent the spread of worms and infectious diseases on the Property, to maintain a proper respect for other Property Owners and users of the Property, and to maximize the overall use and enjoyment of the Property, each person who keeps a pet within a

Dwelling Unit shall abide by municipal ordinances and rules and regulations established by the Declarant or the Association from time to time. The breach of any of these ordinances, rules and regulations shall be a noxious and offensive activity constituting a nuisance.

Section 3.16: Completion of Construction. The exterior of all structures must be completed within eighteen (18) months after the construction of same shall have commenced, except where such completion is impossible, impractical or would result in great hardship to the Owner of a building due to strikes, fires, national emergency or natural calamities. Substantially all of the landscaping shown in plans submitted to the ARB must be completed within six (6) months of the date of issuance of the Town Certificate of Occupancy for the structure. As a condition of approval of proposed plans for all structures, a bond may be required by the ARB which guarantees payment of the landscape installation contractor's estimated cost of installation to implement the plan as submitted and approved by the ARB. The builder's letting of a contract for the installation of the full landscaping plan by the end of the first full winter shall be a condition of any occupancy of the structures.

Section 3.17: Unsightly Conditions. It shall be the responsibility of the Owner, his successors and assigns to prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds on said Property which shall tend to substantially decrease the beauty of the neighborhood.

Section 3.18: Offensive Activity. No noxious or offensive activity shall be carried on upon said Property, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. There shall not be maintained any plants or animals, or device or thing of any sort