



system. All camping trailers, tents or other recreational or temporary living quarters allowed under this section must be removed from the premises at the end of the 180 day period, except that legally registered recreational vehicles may be stored upon the premises if a permanent dwelling exists on the lot.

6. No parcel shall be further subdivided.

7. Individual owners are responsible for obtaining the necessary state and local permits for buildings, wells and septic systems.

8. All driveway crossings and culvert sizes shall be approved by the Town of Fowler Highway Superintendent.

9. There will be no change allowed to existing drainage patterns of ditches and culverts along the town road without approval from the Town Highway Superintendent.

10. Grantor reserves, in a Deed to each parcel, the right to grant an easement of sufficient width for the distribution of utilities.

11. For as long as any portion of the property described in this Deed is subject to regulation under State or Federal Wetland Laws, there shall be no construction, grading, filling, excavating, clearing or other related activity, as defined by these laws, on this property within any wetland area or any adjacent area as set forth in said laws, at any time without having first secured the necessary permission and permit required pursuant to the above noted laws. This restriction shall bind the grantee's, their successors and assigns.

12. There shall be no construction of any permanent dwelling or associated dwelling facilities (i.e., sewage disposal system or well) within 100 feet of the Oswegatchie River.

13. These protective covenants are to run with the land and shall be binding on New York Land & Lakes, Inc. and the grantees, their successors and assigns. The invalidation of any one of the protective covenants by Judgement or Court Order shall in no way affect any of the other provisions which shall remain in full force and effect. These protective covenants may be enforced by New York Land & Lakes, Inc. or the owner of any parcel within the subdivision. If New York Land & Lakes, Inc. brings an action to enforce any of these Protective Covenants, the violator must pay all costs and expense of such action, including reasonable attorney's fees.

Being a portion of premises conveyed to New York Land & Lakes, Inc. from Gary C. Williams and Sherrie A. Williams by Deed dated December 1, 2004 and recorded in the St. Lawrence County Clerk's Office December 7, 2004 as Instrument #2004-00022624.

This conveyance by the grantor is in the normal course of its business and does not represent all or substantially all of the assets of the said grantor.

