

EXCEPTING AND RESERVING all existing public road and utility right of ways of record.

EXCEPTING AND RESERVING TO the grantor herein or his successors and assigns, a 50 foot right of way along the west line of the above described of premises for ingress and egress to benefit the remaining lands of Jarlath Hamrock.

SUBJECT TO THE FOLLOWING DECLARATION OF COVENANTS AND RESTRICTIONS:

1. No restaurant, bar, commercial garage, factory, unregistered vehicle, junkyard, or any commercial or business enterprise shall be permitted upon the premises except that the occupant of any residence constructed on the premises may use a part thereof as an office in connection with the practice of a profession.

2. No mobile homes are permitted on the property at any time. Camper trailers or motor homes may not be placed, erected, used, or stored upon any lot for any period in excess of 180 days, unless there exists a primary residence upon the lot.

3. All buildings must be constructed in accordance with the Town of Hector building regulations. Only single family dwellings may be constructed.

4. These covenants are to run with the land and shall be binding on Patent of New York Corporation or its successors, and all persons claiming under it. The invalidation of any one of the covenants or restrictions by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect. These covenants may be enforced by Patent of New York Corporation, or its successors, or by the Town of Hector or any of its agencies or by any owner of any parcel in this subdivision.

SUBJECT TO the reservation to Patent of New York Corporation, its successors and assigns without further assent or permission from the grantee herein, his, her or their heirs and assigns, in the deed recorded in Liber 277 of Deeds at page 193, the right to grant easements or rights-of-way to public utility companies or municipalities within or abutting all roads, streets and cul-de-sacs sufficient width to allow the construction, reconstruction, relocation, operation, inspection, maintenance, repair and replacement of poles, pipes, ducts, vaults, cables, conduits, communication facilities, catch basins, surface drains and other usual appurtenances overhead and/or underground which may from time to time, in the opinion of Patent of New York Corporation, its successors and assigns or any utility company be required for the transmission and/or distribution of electric current, telephone, gas, sewer and water for public or private use, in, upon, over, under and across the said land, together with free ingress and egress for all of the above purposes including the right now and from time to time to trim, cut, burn and remove by manual, chemical or commercial means, trees and brush and other obstructions within said easements or rights-of-way, without liability for any damages in exercise of the rights hereby reserved. This clause is limited to existing roads in does not restrict the grantee and his successors from granting utility easements.