

5. Privacy

- a. Bluff Point agrees to build an 8' high privacy fence on its property adjacent to the to the existing 30' road easement.
- b. Upon 100% approval from all Marnock Shores lot owners or as agreed to by the required majority if a homeowners association has been created, Bluff Point agrees to install, at its expense, a remote controlled gate separating the two communities.

6. Riparian Rights

- a. Bluff Point owns various oyster leases under existing docks of Marnock Shores and adjacent to undeveloped lots.
- b. Bluff Point agrees not to contest repairs to existing docks and new docks for the undeveloped lots.

by Thomas A. Dingle

Bluff Point Holdings LLC

MARCH 12, 2010

Dated

Lot Owner: Lot # _____

Dated