

- (3) Declarant reserves a perpetual easement of 25 feet in width circumscribing each of the tracts, for maintenance and installation of storm drainage channels, public utilities, and water and sewer lines.
- (4) Sewage disposal shall meet the standards and requirements of the State Board of Health of South Carolina.
- (5) Only one dwelling may be on any tract of two acres or less. Two dwellings may be placed on tracts over two (2) acres. Three dwellings may be placed on tracts over five (5) acres. At NO TIME may more than three (3) dwellings be placed on any tract.
- (6) Any lot may be subdivided for the purpose of providing separate building sites, provided that no lot may be subdivided into sites of less than two (2) acres. No such two (2) acre site may have more than two (2) dwellings. All dwellings must be a minimum of one hundred (100) feet apart.
- (7) No used or shabby building material shall be used on the outside of any dwelling, except the use of old brick.
- (8) All mobile homes must have the tongue removed and be underpinned in a permanent fashion within 120 days from date of purchase.
- (9) No shack, tent, garbage, barn, or other structure of similar nature shall be used as a residence, either temporarily or permanently.
- (10) No junked automobiles shall be stored upon any tract. Any vehicle whether self-propelled or not shall be parked in such a manner that is not a nuisance, aesthetically or otherwise to other landowners.
- (11) At such time purchaser occupies the tract, he shall at all times keep property in a neat and orderly manner with all fixtures and improvements being kept in good condition and also in a neat and orderly manner.
- (12) All household refuse and rubbish, trash, garbage or waste shall be kept in closed containers or other approved enclosures until taken to a disposal place operated or licensed by the proper public authority for such disposal.
- (13) Any trees having a diameter at the base greater than eight inches shall not be cut without permission of the Declarant.
- (14) No noxious or offensive trade, occupation or activities shall be carried on upon any tract, nor shall anything be done thereupon which might be or become a nuisance or annoyance to the neighborhood.