

Those certain pieces, parcels or lots of land being described above are subject to the following conditions, covenants and restrictions, which the said purchasers of any of the said tracts or lots for himself, herself, itself, his or her heirs, devisees, successors and assigns (hereinafter referred to as GRANTEE) hereby covenant and agree to perform and abide by in the acceptance of any deed, or other instrument of conveyance, to any of the said aforementioned property.

- (1) All the above property shall be residential tracts and shall not be used for commercial purposes.
- (2) No dwelling shall be located on any tract nearer than 125 feet from the front lot lines, or 25 feet to any side or back lot lines. Should the tract owner purchase two or more adjacent tracts, the outside lot lines will govern. Seller reserves the right to waive the aforementioned distances in the case that the terrain is such that placement of the dwelling would prove difficult, or due to request by utilities or health department.
- (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.

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