

1. This property may not be further subdivided into lots or parcels smaller than that conveyed herein.

2. This property may only be used for residential purposes. No building shall be erected, altered, placed, or permitted to remain on the property other than one single-family dwelling, a detached garage, storage building, and pumphouse. Tennis courts, swimming pools and pool houses are allowed according to the desires of the owner, so long as they do not become a nuisance.

3. No residential building shall be located nearer than forty (40) feet to the front lot line; nor shall any such building be located nearer than fifteen (15) feet to any side lot line. The area of any dwelling constructed on this property shall not be less than One Thousand Two Hundred and Fifty (1250) square feet, exclusive of open porches, attached garages and carports.

4. No noxious or offensive activity or trade shall be done on or upon this property, nor shall anything be done thereon which may be or may become a nuisance or annoyance to the adjoining landowners.

5. There shall be no junk cars or other vehicles on or upon the property herein conveyed. Junk vehicles are defined as any vehicle, other than a hobby car, required to be licensed or registered in South Carolina, but which is not so registered and licensed or is inoperable.

6. No more than one (1) hobby car shall be visible when located on any lot.

7. The property Owner shall properly maintain the residence and yard in an attractive manner, consistent with other residences and yards in the neighborhood. No garbage or litter shall be allowed to remain on any lot.

8. Recreational Vehicles (RV), campers, and other similar improvements and structures cannot be used as a residence. RVs, golf carts, four-wheelers, Ranger UTVs and other similar items are allowed to be stored on-site. All Mobile or Modular Homes must be underpinned with Factory Made Materials other than vinyl skirting or galvanized tin. Permitted Material Examples: Colored Metal Skirting, Brick or Painted Concrete Blocks, or Hardiplank.

9. No animals or livestock of any kind shall be kept or maintained on the property or in any dwelling except that dogs, cats or other household pets, as well as poultry and horses may be kept or maintained, provided they are not kept or maintained for commercial purposes, and provided they do not constitute a nuisance.