



BROWN & CO.
LAND BROKERS

RESTRICTIONS

Preliminary Covenants and Restrictions to be Recorded at Closing

1. All lots shall be used for single family residential purposes only. There shall be no more than two (2) detached buildings on any lot in addition to the residence; each residence may have either an attached or detached two (2) or three (3) car garages.
2. No buildings shall be constructed, installed, or placed in front of the front building wall of a residence, which shall be the building wall nearest the road of primary access to the property. No part of any building shall be constructed nearer than fifty (50) feet from any front lot line or nearer than twenty (20) feet from any side lot line or nearer than twenty (20) feet from any rear lot line. A freestanding structure shall be located within the required setback areas and shall be harmonious in design, scale, materials, landscaping, and color of the primary residence.
3. Each residential unit shall contain a minimum of 2000 heated square feet of main floor enclosed living area, exclusive of patios, porches, garages, and basements. However, a two-story dwelling shall contain a minimum of 1800 heated square feet of enclosed living area on the first (main entry level) floor. Once construction of a residence has commenced, the exterior thereof, including finished siding material, shall be completed within six (6) months thereafter;
4. Said lot shall not be used for business, commercial, industrial, condominium, apartment, or other multi-family residential uses;
5. No temporary buildings, tents, shacks, abandoned and/or unregistered automobiles or vehicles, shall be allowed on the premises.
6. No mobile home, house trailer, modular home or the basement of a contemplated permanent dwelling shall be occupied as a residence, either on a permanent or temporary basis. The terms "modular home" and "mobile home" are defined as follows:
 - Modular Home: A dwelling unit constructed in accordance with the standards set forth in South Carolina State Building Code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly.
 - Mobile Home: A dwelling unit that (I) is not constructed in accordance with the standards set forth in the South Carolina State Building Code, and (II) is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis.
7. Metal buildings shall be permitted if the following conditions are met: No metal building shall be occupied as the primary permanent residence of the landowner or any other inhabitants. No metal building shall be constructed, installed, or placed in front of the front building wall of a residence. The principal residence must be constructed to locate the metal building within the parameters defined

herein. This is defined as the building wall nearest the road of primary access to the property or nearer than 20 feet from any side lot line or nearer than 20 feet from any rear lot line. Metal buildings shall use a neutral color siding consistent with the surrounding natural environment. All colors shall be compatible with those within the visible area and shall not be visually predominant within the context and character of the neighborhood. Muted, nature-blending colors are preferred. The use of a significant expanse of white, black, red, orange, yellow, blue, indigo, violet, white, black tones, or multi-color schemes are not permitted. Natural finish or earth-toned components are preferred. Bright colored metal, wood, plastic, or fabric components are not permissible.

8. Exterior construction siding, *if applicable*, on any buildings whether residential or auxiliary, shall be properly painted, stained, or veneered with wood, brick, stone, or other similar facing material. No structure shall have an exterior covering consisting of tar paper or rolled brick siding or other similar facing material. Natural finish or earth-toned components are preferred.
9. No tractor-trailer rigs, dump trucks or buses shall be parked or stored on any lot. No commercial truck (larger than a full-size pickup) shall be placed or kept upon any lot at any time
10. Subdivision of the land conveyed by this deed into two or more lots is expressly prohibited except where every lot resulting from such a subdivision shall contain at least a ten (10) acre area;
11. No lot shall be used or maintained as a dumping ground or disposal for rubbish, solid or liquid forms. Trash, garbage, or other waste shall not be kept except in sanitary containers. All trash containers, incinerators or other equipment for the storage and disposal of such material shall be kept in a clean and sanitary condition and screened from public view together with all clothes lines and other unsightly objects. During construction owners shall be responsible for maintaining the lot and construction site in a clean and presentable condition. All trash and construction debris shall be collected and placed in trash or storage containers and shall not remain loose on the lot and/or construction site.
12. Dogs, cats, and other household pets shall be allowed on the property. Horses are permitted. No hog farms, commercial chicken or turkey farms, or other similar commercial activity shall be permitted that could cause unreasonable odors. No goats, pigs, or other animals, including household pets which shall constitute a nuisance or cause any unsanitary condition or any undesirable situation to any neighboring property shall be maintained on any lot. Usual household pets are permitted and must be consistent with local zoning ordinances and restrictions.
13. No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
14. No above ground pools will be permitted on the property in any form.
15. Location for and construction of commercial towers is not allowed in any form.

16. Any satellite reception dish or device shall be screened from view by adjoining properties, streets, and neighboring private drives, by means of landscaping or attractive screening material. No satellite dish shall exceed a thirty-six (36) inch diameter or an extended length of three (3) feet in any direction.
17. No sign shall ever be nailed or fastened to any tree at any time, except for "Private Property," "Posted," "Private Drive," "No Trespassing," or the likes, etc. for the purpose of maintaining security and privacy for the landowner).
18. No clothes lines or other unsightly objects are to be erected or used on the property except where they are screened from the streets and adjoining properties or general view.
19. No lot owners shall excavate or extract earth for any business or commercial purpose.
20. As used throughout these restrictions, "Lots" shall include any subsequent combination of lots or portions of lots into an acre, a single lot and any subsequent of one or more lots into multiple lots or acres.
21. The grantors reserve for themselves, their successors and assigns, for purposes incident to development of the real property subject to these restrictions and other property, a fifteen (15') foot strip along each side and rear property line for the purpose of construction, and a fifty (50') foot strip along front property lines along Buzhardt Road and Broad River Road for the purpose of construction, installing, maintaining, repairing and operation of utility lines, mains and facilities;
22. Nothing herein shall be constructed as imposing any restrictions upon any other property owned by grantor. Grantor in the course of development of other property shall not be obligated to extend these restrictions to such property, but may impose such restrictions as Grantor chooses;
23. These restrictions, rights, reservations, limitations, covenants, and conditions shall be deemed to be real covenants and shall run with the land and shall be binding upon the owners of all property described herein or hereinafter made subject hereto.

Brown & Company aims to promote responsible development that remains consistent with the surrounding natural environment while encouraging and improving the quality of life for residents and landowners to create a lifelong positive impact on the immediate area and community.