

DEED RESTRICTIONS

These restrictions shall apply to the following adjoining tracts only:

1. **3.30 acres shown on tax map 3-23-00-159.00**
2. **3.32 acres shown on tax map 3-23-00-158.00**
3. **2.96 acres shown on tax map 3-23-00-157.00**
4. **3.59 acres shown on tax map 3-23-00-156.00**

1. **Property Improvements.** Only a detached single-family residential house and a single guest house may be used as primary residences. Houses, guest houses, accessory buildings, barns, sheds, studios, or any other type of improvement shall be constructed in a workmanlike manner and shall be completely finished and enclosed on the exterior with quality materials. In no case shall concrete block be exposed and if used for foundation or any wall, it shall be stuccoed, painted or veneered.
2. **Trailers and Mobile Homes.** Trailers, mobile homes, (including, but not limited to double wide mobile homes), or manufactured structures, transportable in one or more sections, built on a permanent chassis designed for towing, (irrespective of whether such may be permanently affixed to the site) are strictly prohibited. A HUD code "manufactured home" is also strictly prohibited.
3. **Modular Houses.** A Class A "modular" residential structure which includes the necessary electrical, plumbing, heating, ventilating, and other service systems, manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, as a finished building, and **not built on a permanent chassis** designed for towing is permitted.
4. **Waste Disposal.** All septic tanks must meet South Carolina Department of Health and Environmental Control installation requirements.
5. **Further Subdividing:** No Tract may be further subdivided and only one (1) primary dwelling shall be constructed on any single Tract.
6. **Setback Lines.** No structure shall be constructed within one hundred feet (100 ft.) of the edge of the SCDOT right of way for Bethesda Road.
7. **Buffer yard Requirement.** The front fifty feet (50 ft), beginning at the edge of the SCDOT right- of -way for Bethesda Road shall be reserved as a buffer yard. This area can either remain in its natural state or owner may plant bushes, trees, etc. to their liking so as to preserve a reasonable buffer from the highway. Removal of nuisance trees is allowed.
8. **Maintenance of Lot.** All Tracts must be properly maintained in a neat and orderly manner.
9. **Vehicle Parking:** Wrecked or unsightly vehicles, commercial trucks, or heavy equipment shall not be parked where they are visible from Bethesda Road.

10. Noxious and Offensive Activities: No manufacturing or production activities are permitted. No noxious or offensive trade or activity shall be carried on nor shall anything be done thereon tending to cause danger, embarrassment, discomfort, annoyance, or nuisance to the neighborhood. There shall not be maintained any plants, animals, device or thing of any sort whose numbers, normal activities or existence is in any way noxious, dangerous, unsightly or unpleasant that may diminish or destroy the enjoyment of other property in the neighborhood.

11. Fencing: Board fencing or ornamental fencing shall be required if installed in front of the primary residence. Hog wire is permissible when used in conjunction with board fencing.

12. ENFORCEABILITY: For violation of or a breach of any of these Deed Restrictions by any person claiming by or through or under the undersigned Owners, or by virtue of any judicial proceeding, the undersigned Owners or any other owner of Parcels 3-23-00-156.00, 157.00, 158.00 or 159.00 or any of them jointly or severally, shall have the right to proceed at law or equity to compel compliance with the terms thereof or to prevent the violation or breach of any of them, or to seek to recover damages so caused by such breach, or all of the above. The failure to promptly enforce any of these breaches shall not bar the enforcement at a later date. These Deed Restrictions shall expire on January 1, 2044 with no provisions for extension.