

on the Real Property except that a television or radio antenna may be mounted to the roof at the rear of the structure (portion of structure farthest from the street) provided that such antenna is placed at the location so designated on the house plan and does not extend more than ten (10) feet above the roof at that point. The provisions of this Paragraph shall not apply to equipment or devices above mentioned located wholly within a utility area meeting the requirements of Paragraph 2.7 above.

2.20 Animals. No horses, mules, ponies, donkeys, burros, cattle, sheep, goats, swine, rodents, reptiles, rabbits, pigeons, pheasants, gamebirds, game fowl or poultry or guineas shall be kept, permitted, raised or maintained on the Real Property. Not more than four dogs, nor more than four cats, nor more than four birds may be kept on the Real Property for the pleasure and use of a single family, but not for any commercial or breeding use or purpose. Birds shall be kept caged at all times. Dogs and cats shall be kept confined at all times and not allowed to roam so as to become a nuisance to the neighborhood or nearby property nor destructive of wildlife.

2.21 Nuisances. No illegal, noxious or offensive activity shall be permitted or carried on on any part of the Real Property nor shall anything be permitted which may be or become a nuisance, a source of embarrassment, discomfort or annoyance to the neighborhood. All property shown on any Plat referred to in these covenants and restrictions is hereby declared to be a wildlife sanctuary and any hunting of any wild birds or animals is hereby prohibited.

2.22 Concrete Blocks. No concrete blocks shall be used in the construction of any building or structure on any Numbered Lot which may be visible from the exterior after grading has been completed, unless the design thereof has been approved by the Developer.

2.23 Easements. Easements for the drainage of surface water as shown on the Plat are hereby reserved. Each owner of any property the subject of said easement shall keep swales located thereon protected with grass, other ground covers or riprap free and unobstructed in a good state of repair and condition.

2.24 Sewage Disposal. Sewage disposal shall be by connection to the public sewage system in compliance with the requirements and specifications of the South Carolina State Board of Health. Where connection to the public sewage system is not practical or feasible, a septic tank and drain field may be placed on a Numbered Lot complying with the specifications and requirements of the South Carolina State Board of Health and if approved by the Developer.

2.25 Wells. No wells may be drilled or maintained on any part of the Real Property without first obtaining the written consent of the Developer. In no event shall any individual water supply system or well be permitted on any part of the Real Property except for use to supply water for air conditioning, heating, and irrigation purposes and swimming pools and other exterior use.

2.26 Utility Easements. The Developer hereby reserves and is given a perpetual, alienable and releasable easement for the installation of utilities, (including water, electric, telephone, gas and sewer lines) over, in and under a five (5) feet strip parallel to, and tangent with, all side and rear lot lines of any Numbered Lot, as well as in and to all easements for water, gas, drainage, electricity and sewage as specifically shown on the recorded subdivision Plat. The Developer shall have the unrestricted and sole

3  
8  
0

4328 RV-23