

Lot Number Twenty-Two (22).

3. No building shall be located on any lot within one hundred twenty-five (125') feet from the front lot line or within twenty-five (25') feet of any side or back lot line. In the event that a grantee should own two (2) adjacent lots, the outside lot lines shall be deemed to be the "lot lines." For purposes of these restrictive covenants, roofs, eaves and steps shall be considered as a part of the building. This restriction may be waived by the grantor in cases where the terrain is such that a building cannot be placed as required by this restriction.

4. No fence or fences of any type shall be allowed to be placed on any portion of any lot nearer to the front lot line upon which it fronts than the main portion of a resident structure, exclusive of a front porch or other projection; nor shall any fence be allowed to be placed upon any corner lot nearer the side street than the front portion of the main structure of the residential building situated upon the lot immediately to the rear thereof.

5. Any out-building situated on the subject property must be located at the rear portion of the property and must be at least One Hundred Fifty (150') feet from the front lot line.

6. An easement is hereby reserved unto the grantor herein over the front fifteen (15') feet of each lot as well as along the side and rear fifteen (15') feet of each lot for maintenance and installation of public utilities, water and sewer lines. The rights and easements so reserved may be transferred and assigned for uses not inconsistent with the purpose of the reservation.

7. Any lot may be subdivided one time for the purpose of providing separate building sites, provided that no such lot shall be subdivided into tracts of less than one (1) acre. Only one residence building shall be located on each tract or lot. Any lot subdivided from the original lot sold may not be resubdivided. All dwellings must be a minimum of one hundred (100) feet apart.

8. All dwellings erected on the subject property shall be provided with running water and a septic tank sewage disposal system which complies with the requirements of the South Carolina Board of Health. Any and all buildings, dwellings and structures erected or placed upon the subject property must be erected and constructed in an aesthetically pleasing manner not inconsistent with other structures and dwellings within the subject property.

9. Each lot owner shall refrain from any act or use which could reasonably cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. No noxious, offensive or illegal activity shall be carried on upon any lot. No lot shall be used in whole or in part for storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such lot to appear in an unclean or untidy condition or that will be noxious to the eye; nor shall any substance, thing or material be kept upon any lot which will emit foul or obnoxious odors, that will cause any noise that will or might disturb the peace and quiet of the occupants of any surrounding property. No trash, rubbish, stored materials, wrecked or inoperable vehicles or similar unsightly items shall be allowed to remain on any lot outside an enclosed structure. The foregoing shall not be construed or constructed to prohibit temporary deposits of trash, rubbish or other debris for pickup by garbage removal service units.

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