

## ARTICLE II.

## REAL PROPERTY SUBJECT TO THIS DECLARATION

2.1 Covenants Imposed. Any Numbered Tract shall be held, transferred, sold, conveyed and occupied subject to the Declaration of Covenants and Restrictions contained herein.

2.2 Usage. Any Numbered Tract shall be used exclusively for a single-family residential structure, which shall include a modular, prefabricated or mobile home or structure, the size, shape, height, width, materials and design of which shall be approved in advance by the Architectural Committee hereinafter set forth.

## ARTICLE THREE

## USES PERMITTED AND PROHIBITED

3.1 Temporary Buildings. No basement, tent, shack, garage, barn or similar building erected upon any Numbered Tract shall at any time be used as a residence, either temporarily or permanently. Any party who is in the process of building a residence may use as a dwelling a mobile home while said residence is under construction.

3.2 Utility Buildings. Utility buildings for storage and related purposes may be located on the back 40 per cent of any Numbered Tract.

3.3 Nuisances. No noxious or offensive activity shall be carried on anywhere on the property subject to these covenants, nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood.

3.4 Business Prohibited. No structure at any time situate on the Real Property shall be used for any business, commercial, amusement, or manufacturing purposes. Nothing contained herein shall prohibit the use of any Numbered Tract or any building located thereon for the purposes of the conduct by any Owner of a home hobby, including the commercial sale of arts, crafts and the conduct of a professional practice or similar occupation not involving noise, disturbance or distractions. No part of any structure shall be used for the purposes of renting a room or rooms therein.

3.5 Refuse. No Homeowner shall engage in any activity which will result in the maintenance, deposit or accumulation of trash, refuse, debris, mud, or other objectionable matter, except during construction of a residence on a Numbered Tract.

3.6 Systems. All water supply and sewerage disposal systems shall be approved by the appropriate public health authorities, including the South Carolina Department of Health and Environmental Control.

3.7 Construction Delays. The construction of any residence or structure once commenced must be fully completed within one (1) year thereof unless rendered impossible as a direct result of strikes, fires, national emergencies or natural calamities. Any building or structure not so completed or upon which construction has ceased for a period of ninety (90) consecutive days, or any building or structure which has been totally or partially destroyed by fire or other casualty and not rebuilt within one year, are hereby declared nuisances which may be removed by the property owners at the expense of the Numbered Tract owner, the cost of which shall be payable on demand.

3.8 Use of Outbuildings Prior to Residence. No campground area, picnic area or detached outbuilding shall be erected or permitted to remain on any Numbered Tract prior to the commencement of construction of a permanent residence thereon.