

3. No basement, tent, shack or other temporary structure shall at any time be used as a residence.

4. A five foot (5') drainage easement is reserved along all side and rear lot lines.

5. All sewage disposal shall be by septic tanks or public sewage system complying with the requirements of the South Carolina State Board of Health.

6. No disabled vehicles or junk shall be placed or permitted to remain on any lot.

7. All mobile homes including double wide mobile homes shall be underpinned or skirted with suitable material within a period of ninety (90) days of occupancy.

8. T. M. Epps hereby grants to Gordon E. Mann the right to approve or ratify minor violations of the requirements herein set forth as to setback lines if, in Mr. Mann's opinion, the same shall be necessary to prevent hardship because of topography or the shape of any platted lot, and if such violation will cause no substantial injury to any other lot owner, and such approval or ratification shall be binding on all persons.

The within restrictive covenants are to run with the land and shall be binding upon all persons claiming under them until January 1, 2013, at which time these covenants shall be automatically extended for successive periods of ten (10) year unless by a vote of the majority of the then owners of the lots it is agreed to change the within restrictive covenants in whole or in part.

If the parties hereto or any of them, or their successors, heirs or assigns, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any person or persons owning any real estate situate in said subdivision to prosecute any proceedings at law or in equity against the person or persons so violating or attempting to violate such covenant or covenants, and either to prevent him or her or them from so doing or to recover damages or other dues for such violations.

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RECORDS

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