

STATE OF SOUTH CAROLINA
COUNTY OF LAURENS

RESTRICTIVE
COVENANTS

200107260 07/30/2001
BK:00549 PG:00316
TIME:04:21P LAURENS COUNTY SC

It being the desire of the developer, American Farm Properties, Inc. of the subdivision known as SAW-MILL FARMS, as shown and delineated by plats thereof prepared by Carolina Surveying & Mapping recorded on Plat Slide A345, at Page 10 and Plat Slide A346, at Page 1 in the Office of the Clerk of Court for Laurens County to protect and preserve the residential character of said subdivision for the benefit of the purchasers of lots in said subdivision.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS that American Farm Properties, Inc. as the developer of said subdivision hereby imposes the following restrictive covenants upon all lots in said subdivision shown by plats above referred to and in consideration of being allowed to purchase a lot or lots in said subdivision each purchaser agrees that neither said purchaser for his, her, or its heirs, successors, or assigns will violate any of said covenants and shall comply with said covenants until such time as they may be terminated as provided herein or the lawful order of any court of competent jurisdiction. The covenants and restrictions may be enforced by the developer, so long as the developer continues to own lots in said subdivision and may be enforced by any lot owner at any time after purchase, or contract to purchase. The violator of these covenants shall be responsible to the developer or to the lot owner enforcing these covenants by suit or by attorney for any court costs and attorneys fees in addition to any damages actual or punitive which might be awarded by the court in such a matter.

The Restrictions are as follows:

1. This lot shall be for one single family private dwelling (except as outlined in the herein stated stipulation number 10) with customary outbuildings with no structure being used for any type of business or commercial enterprise other than agriculture.
2. All residences erected on the property shall contain a minimum of 960 square feet of indoor heated area. All double wide mobile homes, sectional mobile homes, modular homes or any other type factory built home shall have a dimension of 24 x 40 (twenty-four feet wide by forty feet long) or greater. Single wide mobile homes are prohibited. No other mobile homes are permitted. No single wide mobile homes may be joined together or have additions built onto them for the purpose of meeting the minimum square footage requirement. All mobile homes must be fully under skirted and firmly anchored in an attractive and workmanlike manner. Concrete block houses are prohibited. All homes shall be no older than 5 (five) years from the date of placement.
3. No incomplete or junk type structures shall be permitted on the property, and no camper type trailer, tent or shack may be used either temporarily or permanently as a dwelling.

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CLERK OF COURT, LAURENS COUNTY SC
Barbara Wasson, Clerk of Court

4. No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited. No more than two large animals (horses and cattle) are permitted per acre. Notwithstanding the above, cattle and horses raised on property may be sold providing that the two animal per acre limit is observed.

5. No inoperative or unlicensed vehicles, or parts of same, shall be permitted.

6. No private dwelling shall be nearer a frontage road than 40 feet nor nearer than 40 feet from a rear lot line, nor nearer than 15 feet from a side lot line.

7. No dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted.

8. Permit from Laurens County Health Department must be obtained prior to installing a well or septic tank system.

9. All driveway culverts and drainage pipes installed to the property from its abutting roadway must be made of concrete or other material approved by Laurens County Department of Roads and Bridges. All driveway culverts and drainage pipes must be of sufficient size and length to insure proper drainage, if a pipe is needed. There shall not be any driveway pipe installed with a diameter of less than fifteen (15) inches. All driveways at their connecting point to the road must be no less than twenty (20) feet wide.

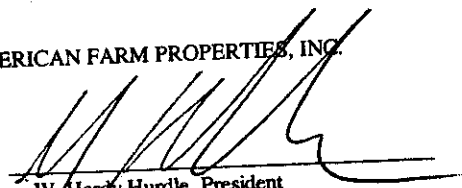
10. No lot shall be subdivided, except the subdivision into no more than two parcels is permitted when caused by a partial release on any mortgage to Developer with subsequent default and foreclosure, or deed back in lieu of foreclosure, on the remainder. The developer reserves the right to adjust the location of various lot lines if necessary to insure the usability of a lot or group of lots.

11. No timber may be cut for sale without permission of the Developer.

Signed, sealed and delivered in the presence of:

AMERICAN FARM PROPERTIES, INC.

By:


W. Hardy Hurdle, President

Radul V. Cato

Lucas H. Oliver

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STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF LAURENS

PERSONALLY appeared the undersigned witness and make oath that s(he) saw the within named W. Hardy Hurdle, President, sign, seal and as his act and deed, deliver the within written document and that s(he), with the other witness subscribed above, witnesses the execution thereof.

Rachel V. Cabo

Sworn to before me this 25th day
of July, 2001

Gene H. Albion

Notary Public

My Commission Expires:

Notary Public, Barrow County, Georgia
My Commission Expires December 10, 2002

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