

Conveyed herein is access to Lake Wateree through that property designated as Water's Edge Point as shown on said plat.

This conveyance is made subject to the following restrictions and conditions:

1. The property shall be used only for single family recreation and/or single family residential purposes. No mobile homes, trailers or recreational vehicles shall be used as a residence except a double wide mobile home with brick underpinning;
2. Any home constructed on the property, or placed there, shall have a minimum of eight hundred (800) square feet of heated or enclosed space. The style of the home shall be submitted to and approved by the Grantor.
3. No part of the building or residence shall be placed nearer than 15 feet from a boundary line.
4. No offensive or obnoxious use, annoyance or nuisance shall be maintained in any form.
5. No business or commercial activity may be conducted or permitted on the property, nor any advertising for any commercial or business activity.
6. The Grantee will not permit any use of the premises by the general public for compensation, gratis or otherwise, provided that this shall not preclude normal visiting by and entertainment of Grantee's non-paying guests. Provided also, that this shall not preclude Grantee's leasing his residence to another for use in compliance with these restrictions.
7. The beauty of this land is enhanced by the large trees; therefore, neither the Grantee nor anyone claiming under him nor acting for him will cut down or damage any tree with a diameter in excess of eight (8") inches measured at a height of four (4') feet from the ground. This restriction shall not apply to the specific location of a residence structure or to a 15 foot border around it.
8. Placement of a satellite dish antenna shall be subject to approval of the Grantor.
9. No inoperable cars or vehicles may be left on the premises longer than 30 days, and if not moved then, the Grantor may cause the same to be moved at the expenses of the lot owner.
10. The Grantor reserves the right to release, by a signed instrument, any of the above restrictions or conditions.
11. The Grantee takes the property described subject to the right of Water's Edge Point, Inc., a non-profit corporation, to charge fees and charges set by the corporation.

GRANTEE'S ADDRESS:

10689 Jackson Creek Road
Winnsboro, SC 29180

In addition to any other limitations contained herein, this conveyance is subject and subordinate to the following to the extent they now exist and affect the within described premises.

(A) Any and all existing easements and servitudes affecting the premises whether arising from written instrument, operation of law or otherwise, and,

(B) Any and all conditions, restrictions or reservations affecting the premises except that the same are not reimposed hereby, and,

(C) Liens for roll-back taxes affecting the premises, the liability for payment of which is assumed by Grantee by acceptance of delivery of this deed, and,

(D) Any restrictions or liens imposed by statute, ordinance, law or regulation affecting the premises including but not limited to those dealing with zoning, land use and disposal and storage of hazardous materials.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.